

1029 S Jackson Street

SDCI # 302-57-55

DESIGN REVIEW BOARD

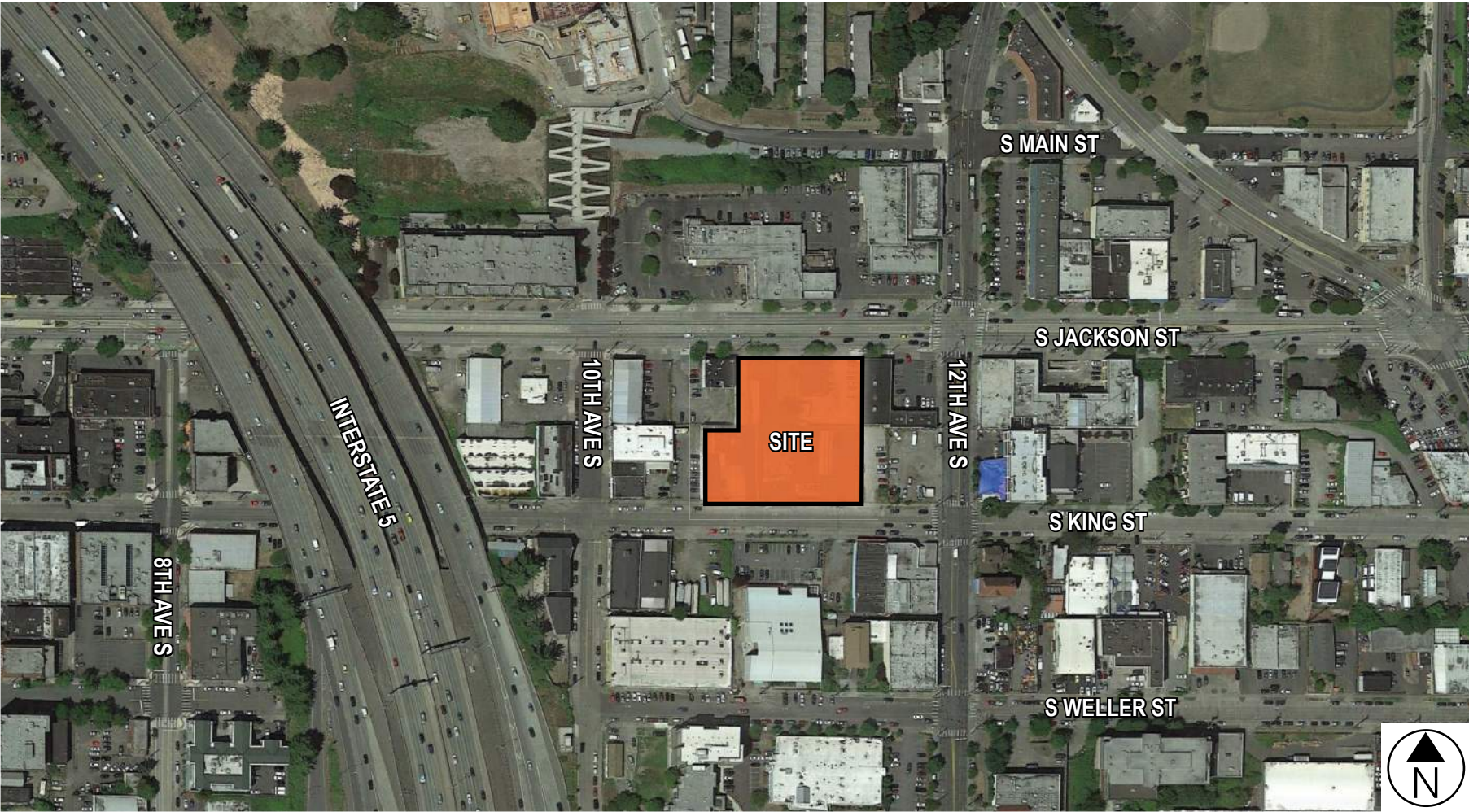
EARLY DESIGN GUIDANCE MEETING # 1
25 JULY 2017

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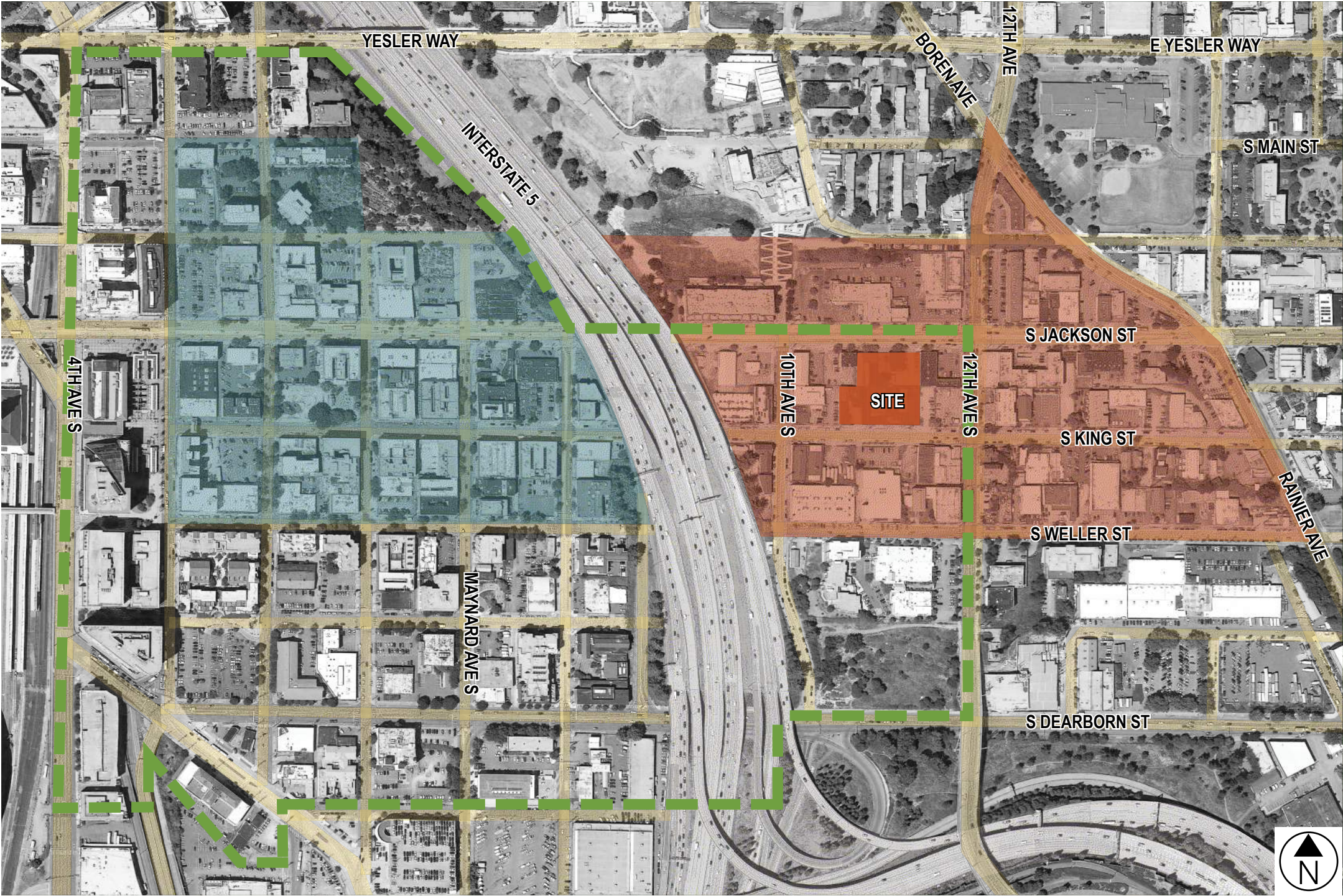
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APPLICATION TEAM

APPLICANT: INTRACORP	ARCHITECT: TISCARENO ASSOCIATES	LANDSCAPE ARCHITECT: NAKANO ASSOCIATES
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SITE & DEVELOPMENT INFORMATION



LEGEND

- INTERNATIONAL SPECIAL REVIEW DISTRICT
- LITTLE SAIGON NEIGHBORHOOD
- RETAIL CORE / ASIAN CHARACTER DISTRICT

PROPOSED BUILDING DESCRIPTION:
The applicant proposes a seven story, mixed-use building that includes a pedestrian pass-through on the east side of the site, connecting S Jackson and S King Street. 320 apartment units are planned, with approx. 10,000 SF of commercial space on the ground floor. The building will have one subterranean level with 170 parking stalls.

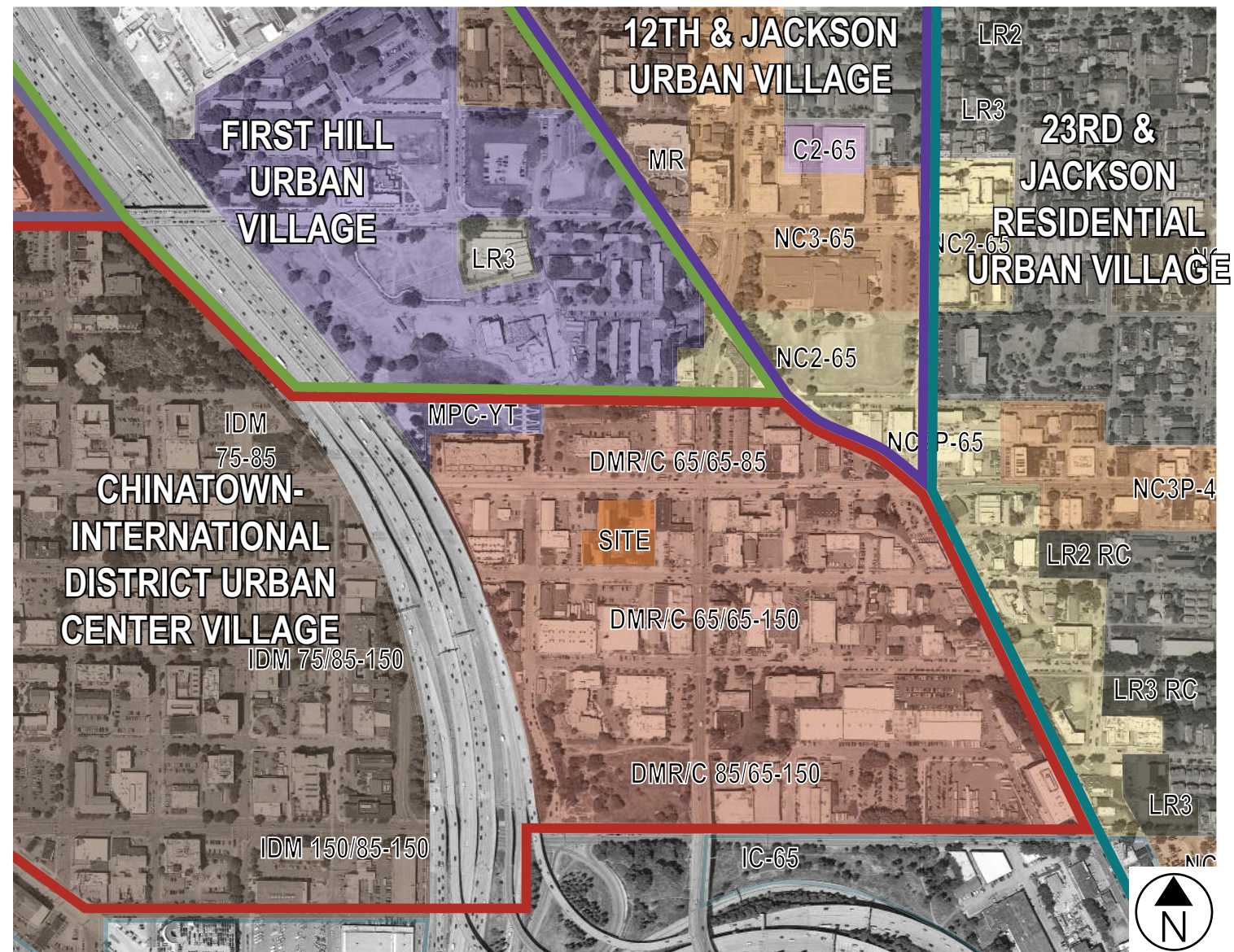
EXISTING SITE:
The existing site currently houses the ACME Poultry complex. The site is comprised of seven parcels located on the interior of the large block bounded on the north by S Jackson Street, S King Street to the south, as well as 12th Ave and 10th Ave to the east and west, respectively. Four of the seven parcels have access from S King Street and the remaining three parcels front S Jackson Street. There is a 15 foot grade change along S King and an eight foot grade change along S Jackson Street.

ZONING & OVERLAY DESIGNATION:
The site is zoned as DMR/C 65/65-85 (Downtown Mixed Residential / Commercial). The site is located in the International Special Review District in the Chinatown-International District's Little Saigon Neighborhood. The site is not located in the International District Retail Core nor the Asian Design Character District

- DEVELOPMENT OBJECTIVES:**
- DO.1** Contribute to the economic vitality of Chinatown-International District by providing new residences that contribute to a diverse mixture of housing types.
 - DO.2** Provide culturally-conscious, place-making retail for micro and small businesses in a pedestrian-friendly environment.
 - DO.3** Encourage businesses to provide colorful displays that engage the public and use signage that bolsters the multi-lingual environment of Little Saigon.
 - DO.4** Add new, street-level spaces with enhanced sidewalk features, green streets, seating and specialty shops.
 - DO.5** Promote public safety by adopting crime prevention principles (CPTED) such as "Eyes on the Street," security lighting and pedestrian safety.

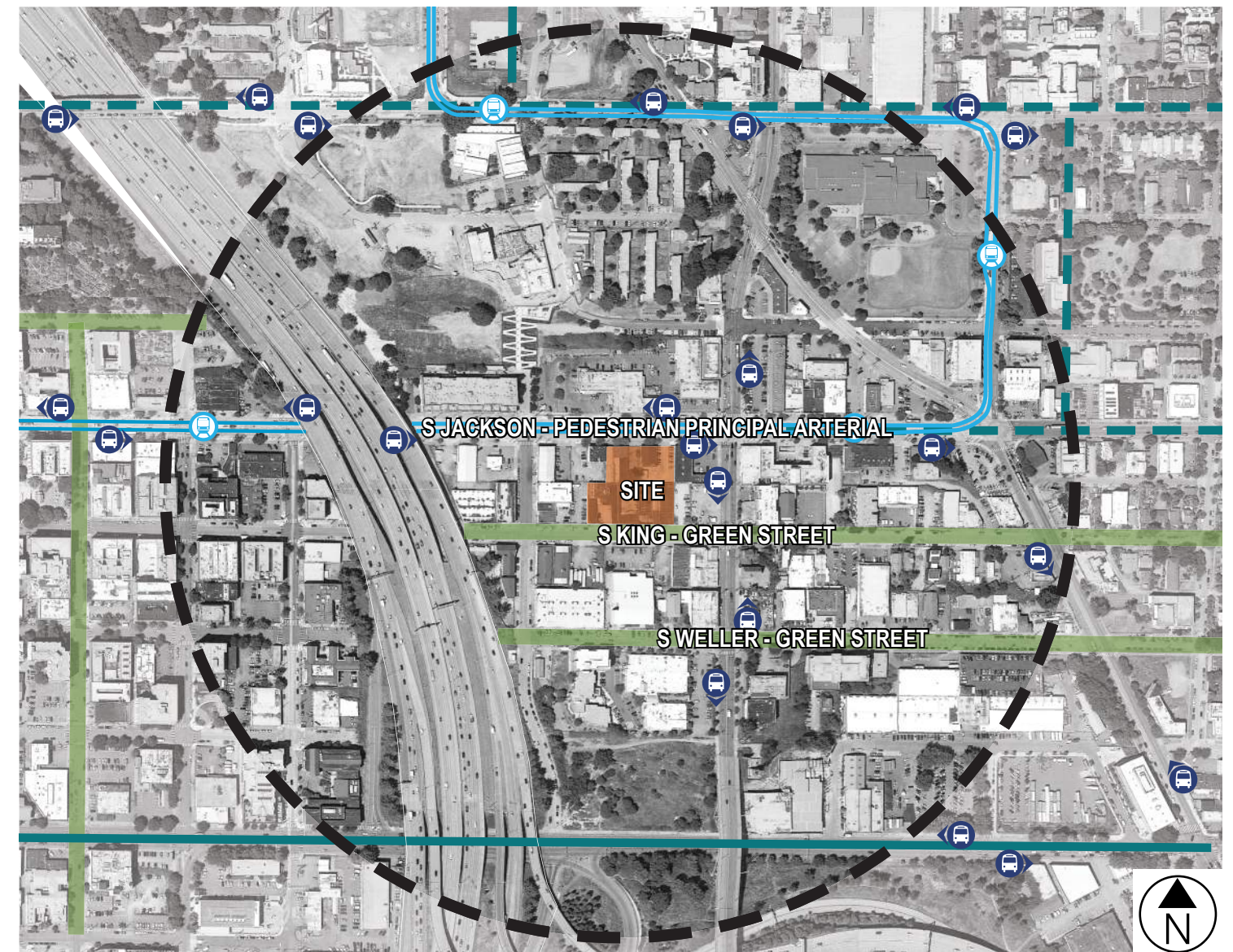
PROPOSED BUILDING SUMMARY:
(all numbers approximate)

Proposed Uses:	Retail, Residential
Structure Height:	Approx. 70 FT
Number of Residential Units:	Approx. 320 Units
Building Area:	Approx. 278,000 SF
Residential Area:	Approx. 204,000 SF
Non-Residential Area:	Approx. 74,000 SF
Number of Parking Stalls:	Approx. 170 Stalls
Number of Bicycle Spaces:	Approx. 160 Spaces



ZONING

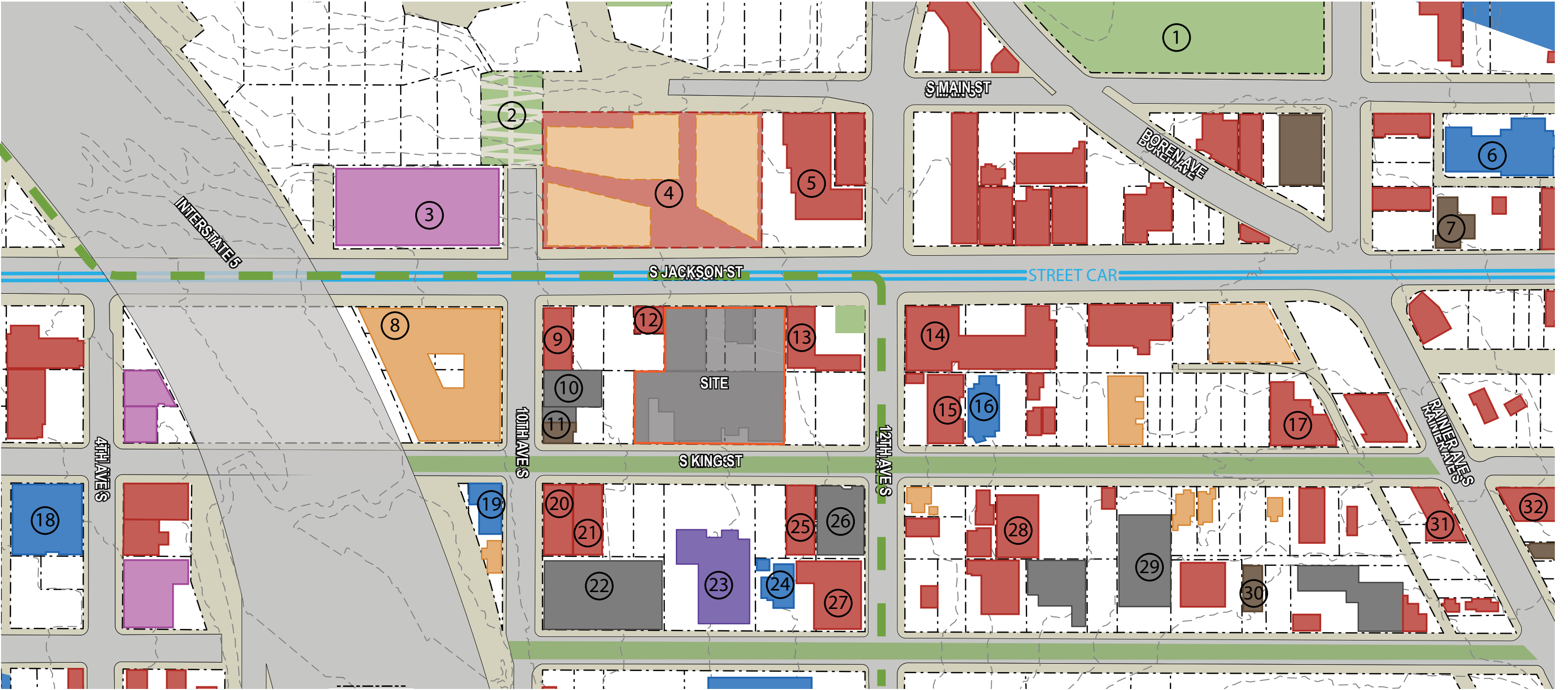
- FIRST HILL URBAN CENTER VILLAGE
- 12TH & JACKSON AVENUE URBAN CENTER VILLAGE
- 23RD AND JACKSON RESIDENTIAL URBAN VILLAGE
- CHINATOWN-INTERNATIONAL DISTRICT URBAN CENTER VILLAGE



SITE CONNECTIVITY

- GREEN STREET
- STREET CAR ROUTE
- DESIGNATED BIKE LANE
- SEPARATED BIKE LANE
- 1/4 MILE WALKABLE RADIUS

9 BLOCK ANALYSIS



COLOR LEGEND

	GREEN SPACE		RETAIL
	ROAD		OFFICE SPACE
	SIDEWALK		RESIDENTIAL
	PROPERTY LINE		RELIGIOUS/CIVIC
	TOPOGRAPHY LINE		SCHOOL
	STREET CAR		MIXED USE
	SITE		WARE HOUSE
	ISRD BOUNDARY		

INDEX

1. Bailey Gatzert Play Ground

2. Yesler Hill Climb

3. Pacific Rim Center

4. Viet-Wah Plaza

5. Asian Plaza (Proposed)

6. Seattle Buddhist Temple

7. Densho Project

8. Thai Bihn

9. Dong Hing Market

10. Dong Hing Warehouse

11. Allstate Insurance: Tam Le
12. Song Phang Kong Restaurant

13. Retail Plaza

14. Ding How Center

15. Hau Hau Market

16. Nisei Veteran's Memorial Center

17. Victorian Apartments

18. Wing Luke Museum

19. Chinese Southern Baptist Church

20. Rising Produce

21. Seattle Nails Spa Supply

22. Display Maker Productions
23. Summit Public Schools: Sierra HS

24. Nichiren Buddhist Church

25. Lucky An-Dong

26. Lucky An-Dong Warehouse

27. MacPherson Leather

28. Lam's Seafood Market

29. King's Oriental Foods Co.

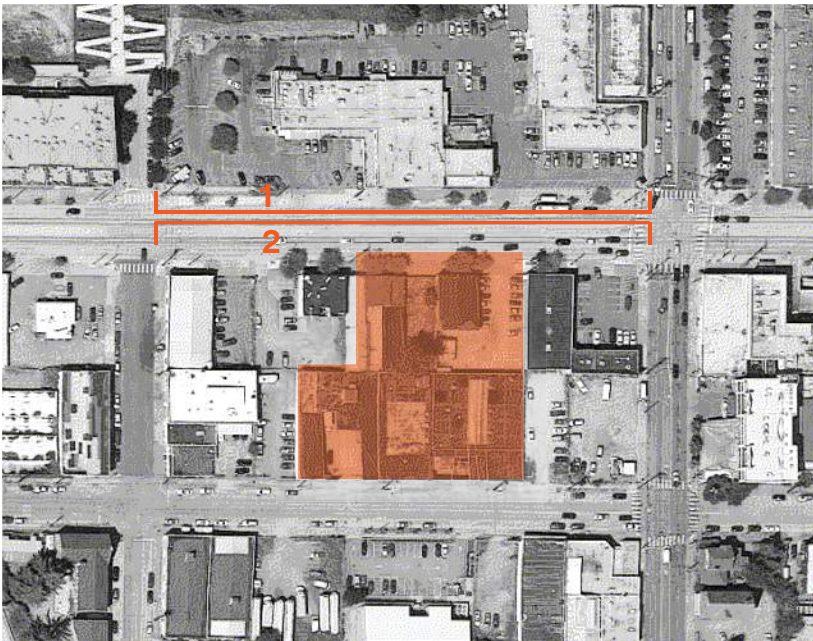
30. Office Space

31. Linc's Fishing Tackle

32. Humble Pie



STREETSCAPES



KEY PLAN



ASIAN PLAZA

1 SOUTH JACKSON STREET LOOKING NORTH FROM THE SITE



JACKSON SHOPPING CENTER

PAVED LOT

ACME POULTRY & EGG WAREHOUSE

EMPTY LOT

2 SOUTH JACKSON STREET LOOKING SOUTH TOWARD THE SITE



ASIAN PLAZA

ASIAN PLAZA FUTURE PHASE 2

1 SOUTH JACKSON STREET LOOKING NORTH FROM THE SITE



ACME POULTRY & EGG WAREHOUSE

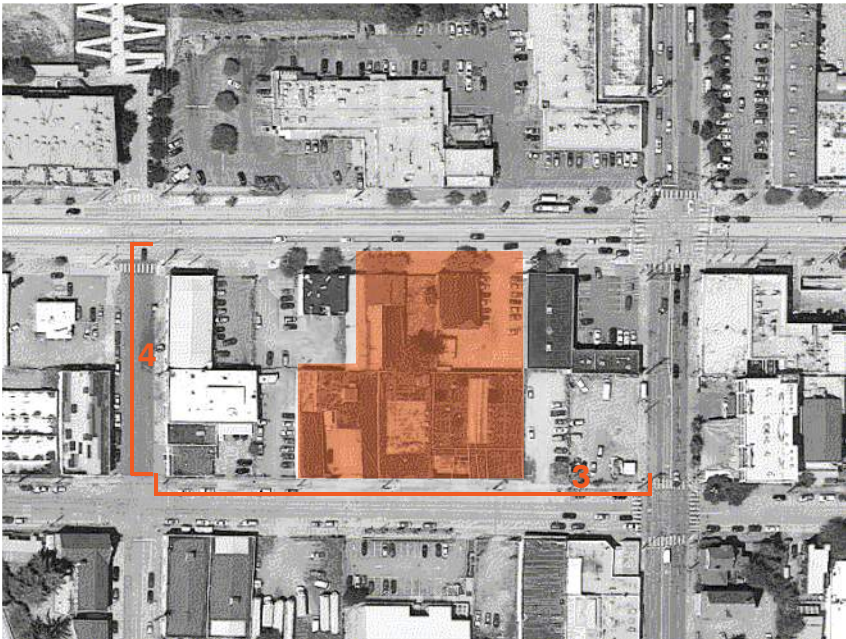
SONG PHANG KONG PU INSURANCE

PAVED PARKING LOT

DONG HING MARKET

2 SOUTH JACKSON STREET LOOKING SOUTH TOWARD THE SITE

STREETSCAPES



KEY PLAN



SOUTH KING STREET LOOKING NORTHEAST TOWARD THE SITE

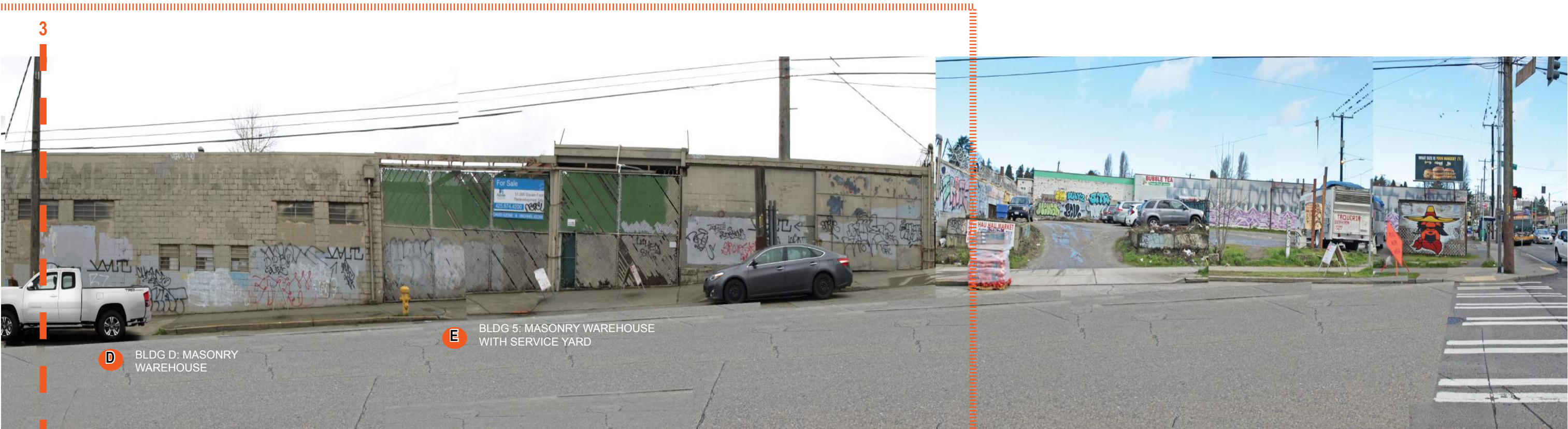


3 SOUTH KING STREET LOOKING TOWARD THE SITE



S JACKSON STREET DONG HING MARKET DONG HING MARKET WAREHOUSE ALLSTATE INSURANCE: TAM LE

4 10TH AVENUE S LOOKING TOWARD THE SITE

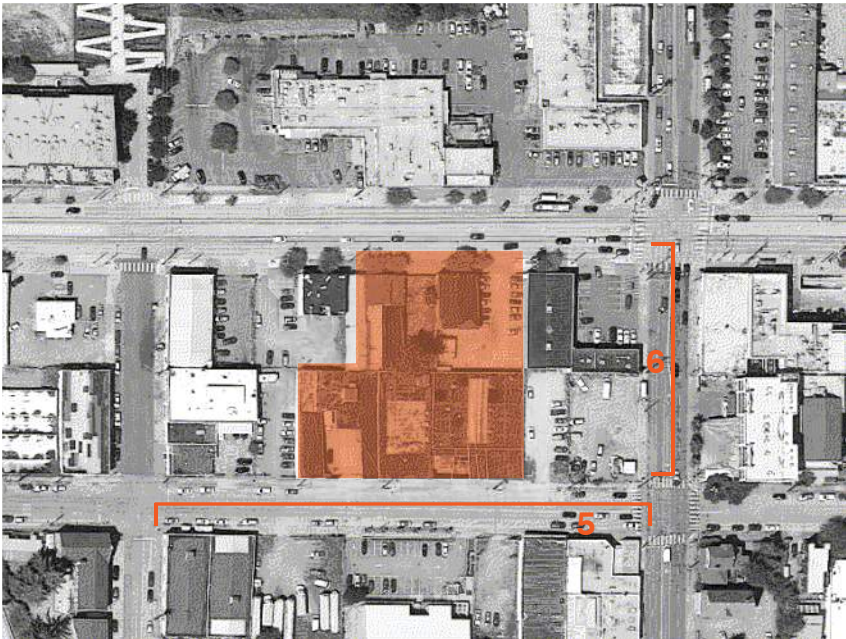


D BLDG D: MASONRY WAREHOUSE E BLDG 5: MASONRY WAREHOUSE WITH SERVICE YARD

ACME POULTRY & EGG WAREHOUSE LUCKY AN-DONG PARKING LOT PARKING LOT

3 SOUTH KING STREET LOOKING TOWARD THE SITE

STREETSCAPES



KEY PLAN



12TH AVE SOUTH LOOKING WEST TOWARD THE SITE



LUCKY AN-DONG WAREHOUSE

LUCKY AN-DONG

SUMMIT PUBLIC SCHOOLS: SIERRA HIGH SCHOOL

5 SOUTH KING STREET LOOKING SOUTH



PAVED PARKING LOT

JACKSON SHOPPING CENTER

S JACKSON STREET

6 12TH AVE SOUTH LOOKING TOWARD THE SITE



SUMMIT PUBLIC SCHOOLS: SIERRA HIGH SCHOOL

PAVED LOT - ACME POULTRY CO.

SEATTLE NAILS SPA SUPPLY

RISING PRODUCE

5 SOUTH KING STREET LOOKING SOUTH

COMMUNITY NODES LANDMARKS INSPIRATION



LITTLE SAIGON LANDMARK



SUMMIT CHARTER HIGH SCHOOL



LIGHT POLE



10TH AVENUE HILL-CLIMB TO YESLER TERRACE

DIVERSITY & COMMUNITY

The neighborhood of Little Saigon is an emerging community hub with distinct cultural roots. The new energy reinforces the established traditions which builds upon and celebrates Southeast Asian color, textures, textiles and community values of the area.

Successful new development enhances the strong place making elements indicative to the area: market spirit, informal gathering places, illumination at night, human scale of buildings, natural daylight where possible. Historically, Little Saigon was isolated by topography and Interstate 5. Now the area is embracing new modes of transit and accessibility as it knitted back into Seattle's neighborhood fabric.



CANTON ALLEY



WING LUKE MUSEUM



HAU HAU MARKET



I-5 UNDERPASS
COLUMN MURAL

CHINATOWN-INTERNATIONAL DISTRICT CHARACTER DESIGN CUES



HIRABAYASHI PLACE APARTMENTS, 442 S MAIN ST



WING LUKE MUSEUM, 8TH AVE S

HIGHLY TRANSPARENT
STOREFRONTS WITH KNEE WALLS:

Also known as a stall riser, the knee wall supports store front glazing above. Wall heights range from a few inches to about two and a half feet tall. When the building is located on a sloping site, the knee wall often is configured to follow the slope on the bottom edge and level on the top to give the storefront glazing a level surface. Breaks in the continuity of the knee wall happens at the building's structural columns and at entries.



625 S KING ST



506 - 510 MAYNARD AVE S

CHINATOWN-INTERNATIONAL DISTRICT CHARACTER DESIGN CUES



625 5TH AVE S



418 S JACKSON ST



UWAJIMAYA VILLAGE FOOD COURT, 503 S WELLER ST



PURPLE DOT CAFE, 515 MAYNARD AVE S



JADE GARDEN RESTAURANT, 424 7TH AVE S

HIGHLY TRANSPARENT STOREFRONTS WITH OVERHEAD WEATHER PROTECTION:

Overhead coverage of the sidewalk by canopies is increasing in Seattle's Chinatown International District.

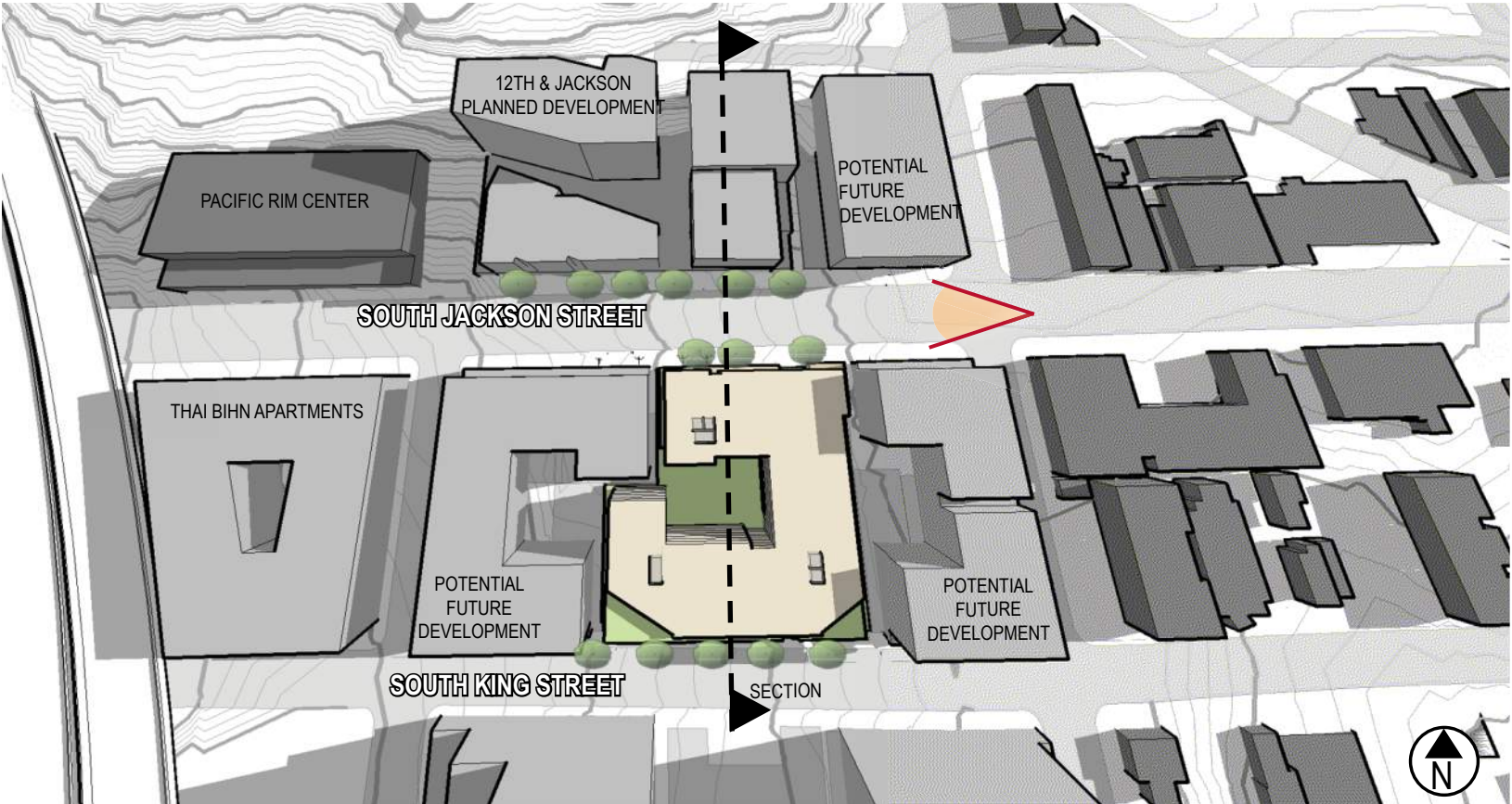
The oldest examples of sidewalk shelter are flat planes or tin-covered wood or metal arranged horizontally and are bolted in two locations to the side of a building. They are mounted eight to nine feet above the sidewalk.

The mid-century saw the addition of more fabric awnings, which have two typical profiles: a shed configuration or a quarter round shape. The fabric is typically emblazoned with the name of the business the canopies are sheltering.

Canopies in recent years vary from those emulating the older styles to modern forms of steel and glass. Many recent canopies are arranged in flat planes about eight to ten feet above the sidewalk. with a small slope to shed water. The canopies are typically bolted to the building structure in two places.



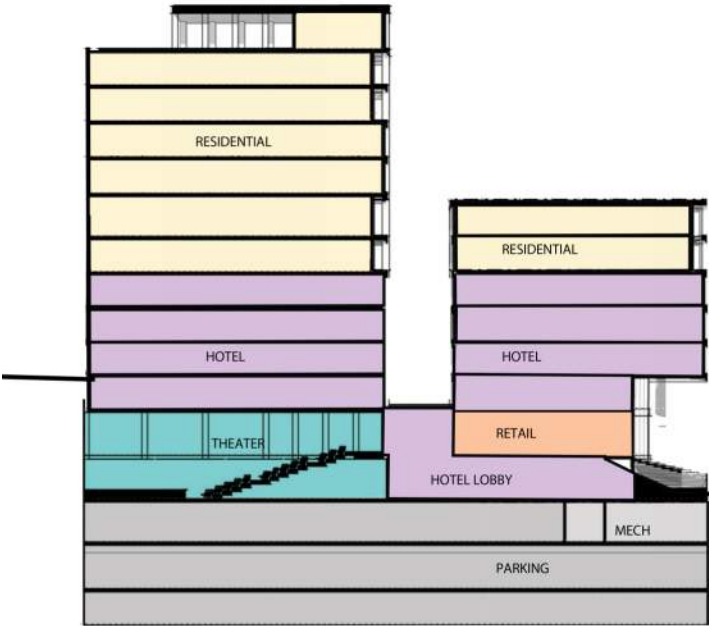
614 - 626 S JACKSON ST



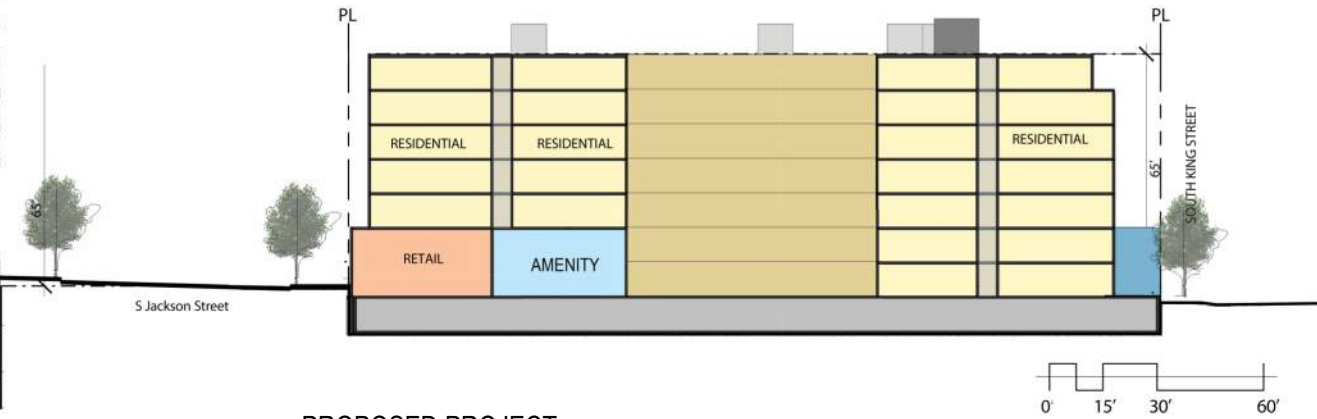
BIRD EYE VIEW STREET LOOKING NORTH



SOUTH JACKSON STREET LOOKING WEST (PROPOSED PROJECT ON LEFT)



12TH & JACKSON PROPOSED
N-S SECTION ALONG JACKSON

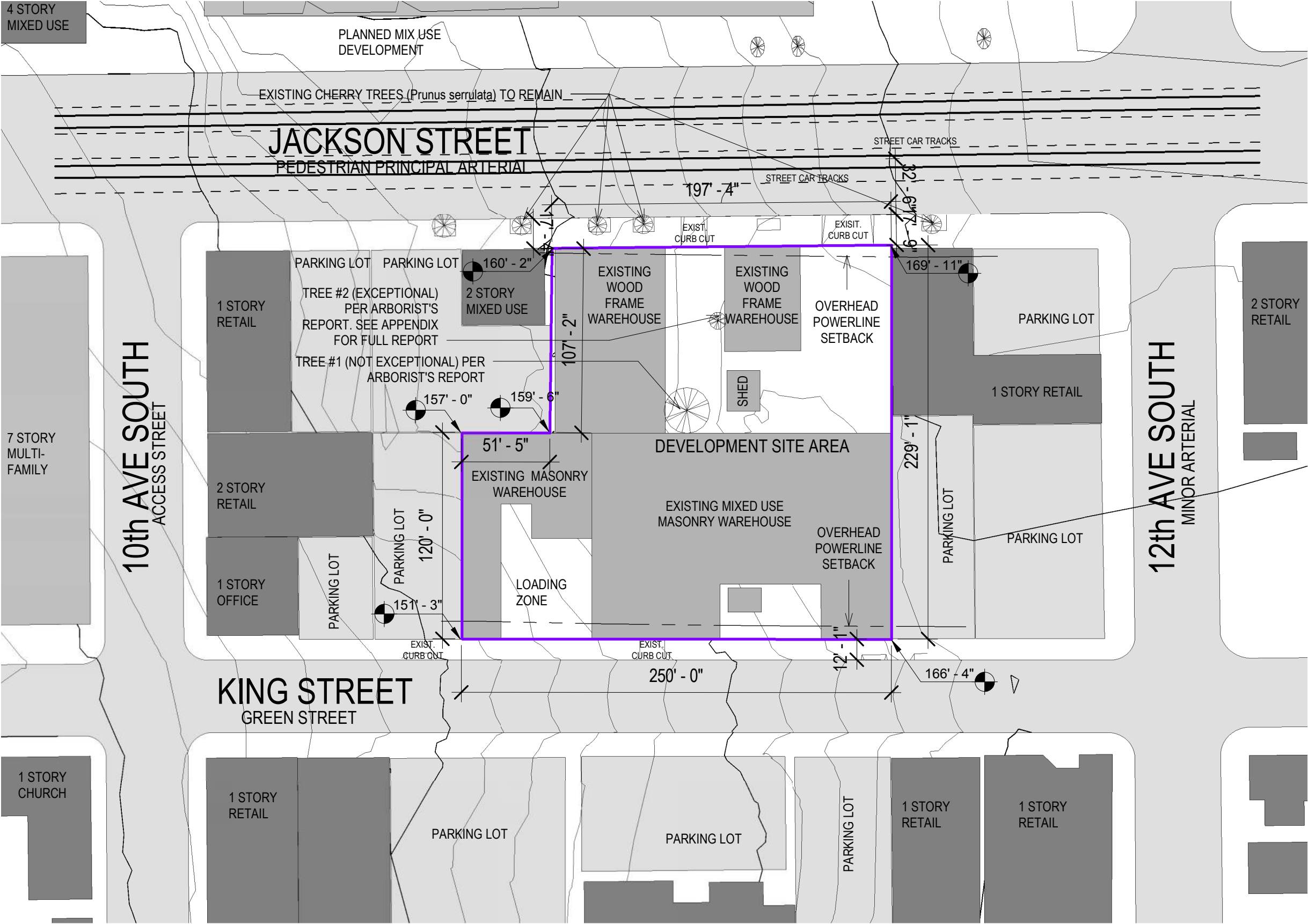


PROPOSED PROJECT



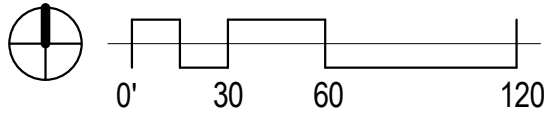
PLANNED 12TH AND JACKSON DEVELOPMENT VIEWED FROM
SOUTH JACKSON STREET LOOKING NORTHWEST

EXISTING SITE PLAN



LEGAL DESCRIPTION:
LOTS 5 THROUGH 8, INCLUSIVE, AND
LOTS 15 THROUGH 19, INCLUSIVE,
BLOCK 1, SYNDICATE ADDITION OF
THE CITY OF SEATTLE, VOLUME 2 OF
PLATS, PAGE 44 OF KING COUNTY,
WASHINGTON;

EXCEPT THE NORTH 15 FEET THEREOF
CONDEMNED IN KING COUNTY CAUSE
NO. 56407, AS PROVIDED BY CITY OF
SEATTLE ORDINANCE NO. 15291;
SITUATE IN THE CITY OF SEATTLE,
COUNTY OF KING, STATE OF
WASHINGTON.



Zoning Summary:

The site is governed by two different sets of standards—the International District standards found in SMC Chapter 23.66, and the zoning standards found in SMC Chapter 23.49. In the case of a difference between 23.66 and 23.49, Chapter 23.66 takes precedence. Because the Project is located within the boundary of the International Special Review District, the Project will need to obtain a Certificate of Approval. For this particular site, the ISRD has no authority to grant a departure from the Land Use Code, so Departures must be granted via the Design Review process.

Entitlement Path:

ISRD Board Briefings

Applicants are encouraged to present their initial designs to the Board, at public meetings, for review and comment. These briefings continue until the Project has received a MUP decision.

Board Briefing #1: April, 2017

Board Briefing #2: June, 2017

Board Briefing #3: July, 2017

Community Outreach

The Project team has met four times with community groups to gain feedback on the design. Additional meetings are planned.

Early Design Guidance Meeting (EDG)

MUP Application

Recommendation Review (REC)

MUP Decision

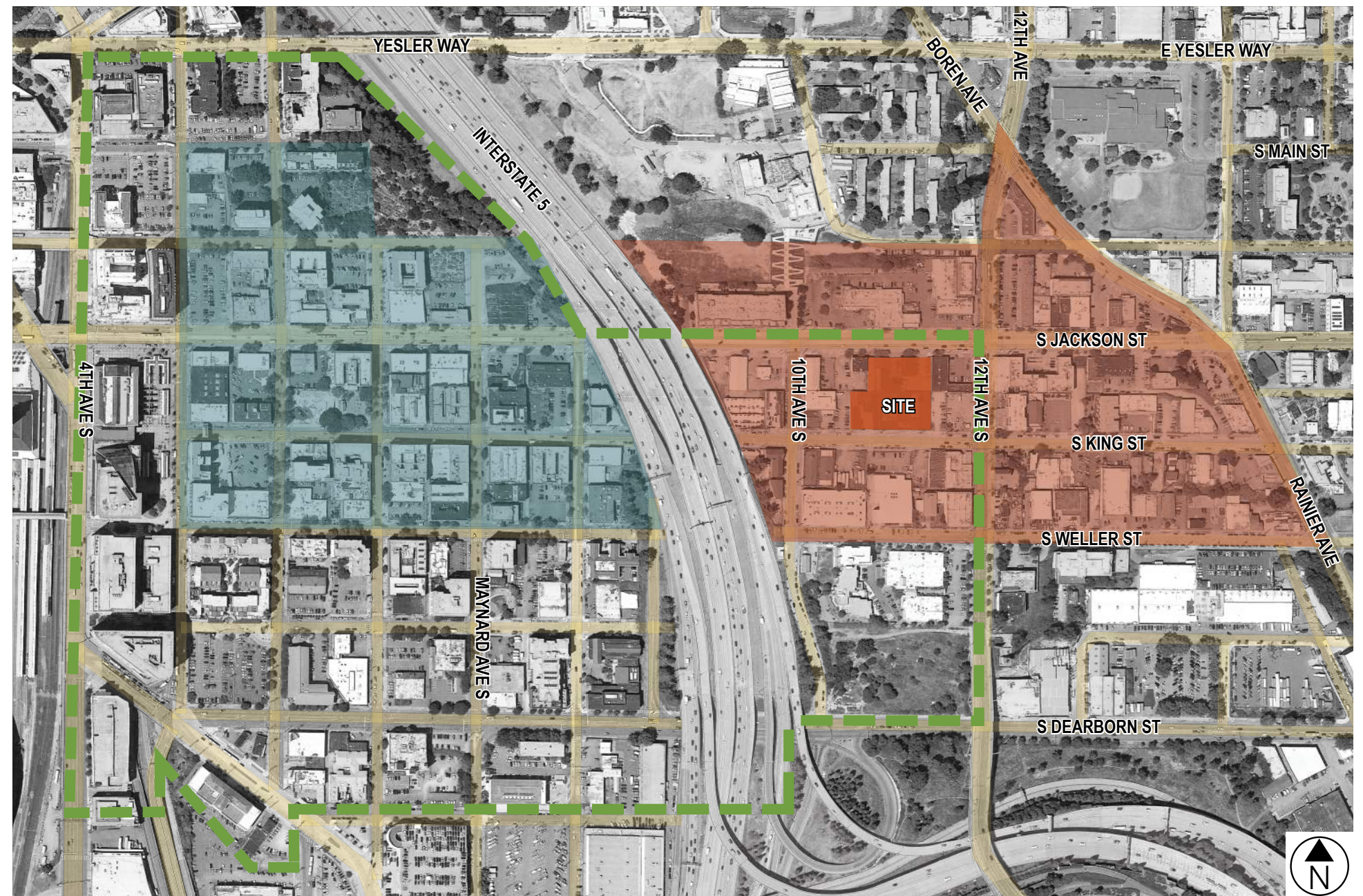
Certificate of Approval for Demolition and Preliminary Design:

After a MUP decision, the ISRD Board can formally vote on granting this COA. This review focuses on basic massing, use and demolition.

MUP Approval

Certificate of Approval for Final Design:

After granting the Certificate of Approval for Demolition and Preliminary Design, the Project will need to obtain a Certificate of Approval for the Final Design, which focuses on materials, finishes, signage, awnings, exterior lighting, streetscape and landscaping. This COA cannot be approved until the Project has an approved MUP.



LEGEND

- INTERNATIONAL SPECIAL REVIEW DISTRICT
- LITTLE SAIGON NEIGHBORHOOD
- RETAIL CORE / ASIAN CHARACTER DISTRICT

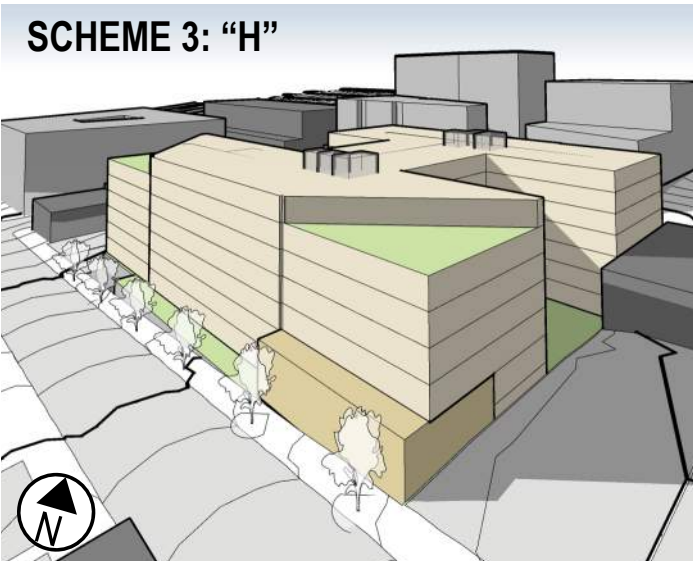
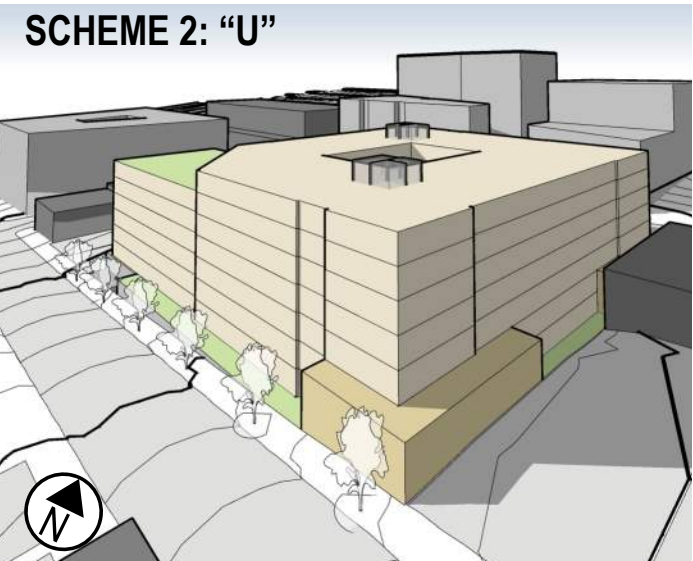
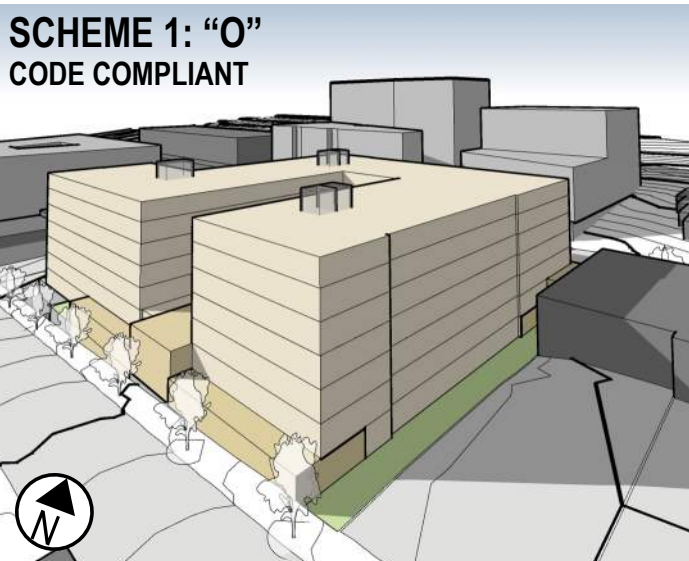
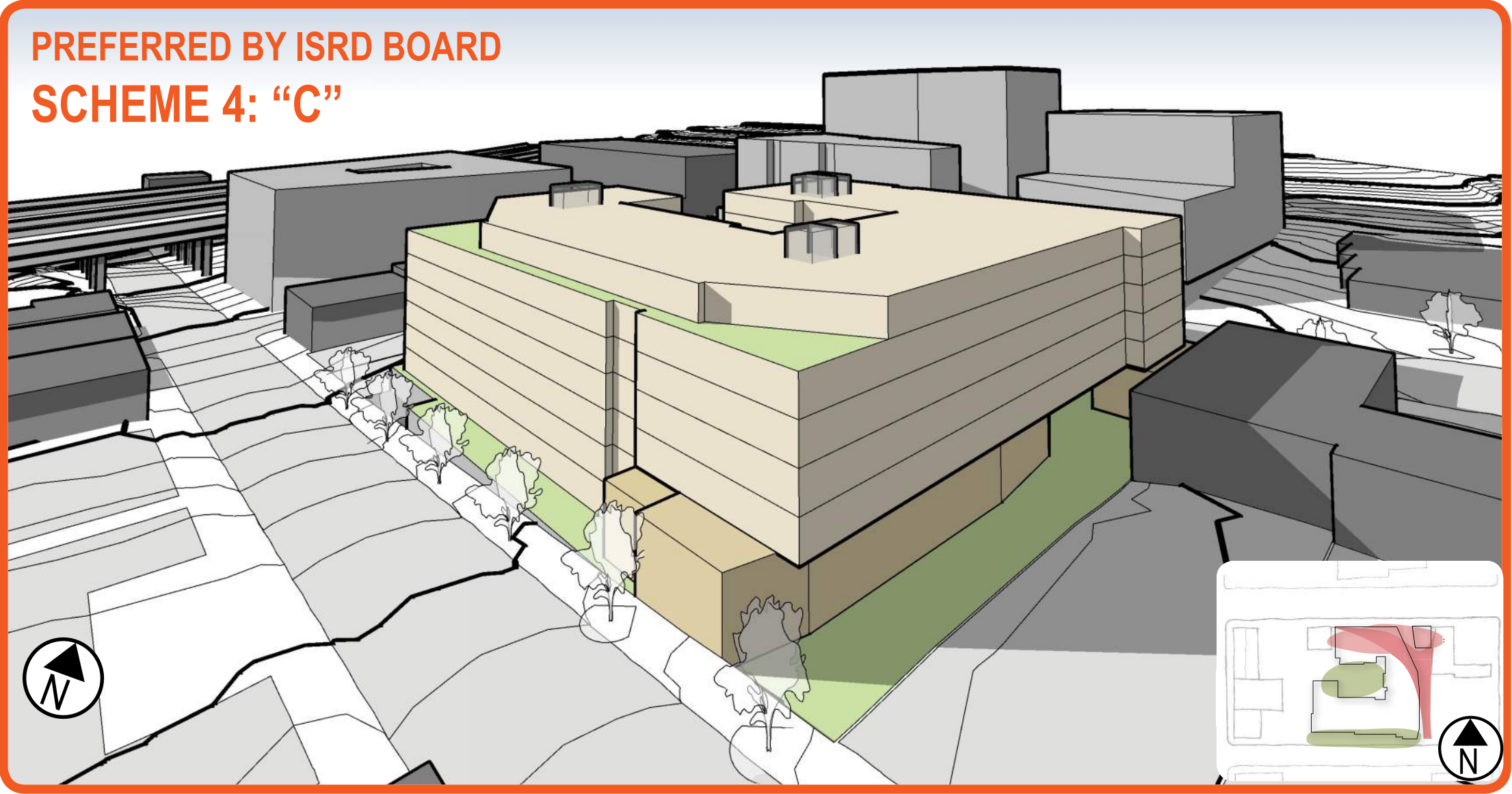
INTERNATIONAL SPECIAL REVIEW DISTRICT BOARD MEETING SUMMARIES

11 APRIL 2017

- The applicant team presented the historic property report, an overview of project goals, and an outline of the outreach to neighborhood committees and groups.
- The board recommended that community input be shown in the design
- The board recommended that the team look at other proposed projects close to the site for guidance and inspiration.
- No reservations to the demolition of the existing structures was expressed.

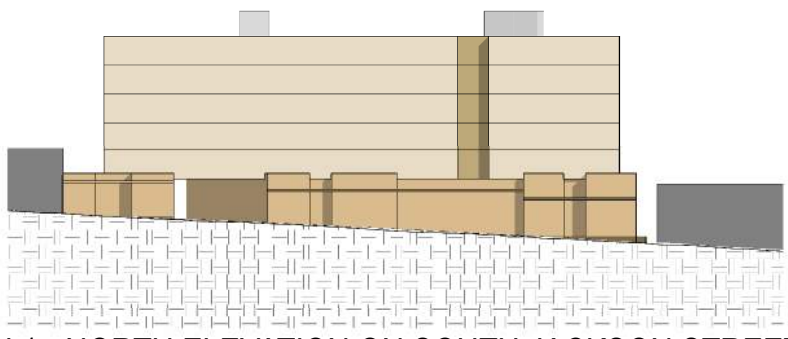
13 JUNE 2017

- The Board expressed a preference for the “C” Scheme and is in favor of the market passage.
- Consider how the west facade will be treated. It is going to be visually prominent until redevelopment of the neighboring properties.
- Show breakups of retail spaces for better definition of size.
- Explore ways to address safety along King, like “eyes on the street.”
- Explore ways to address the height of terraces above the sidewalk on King Street.
- Provide information about working in vertical breaks, in both usage and texture.
- The Board did not have any reservations about supporting the proposed Departures.

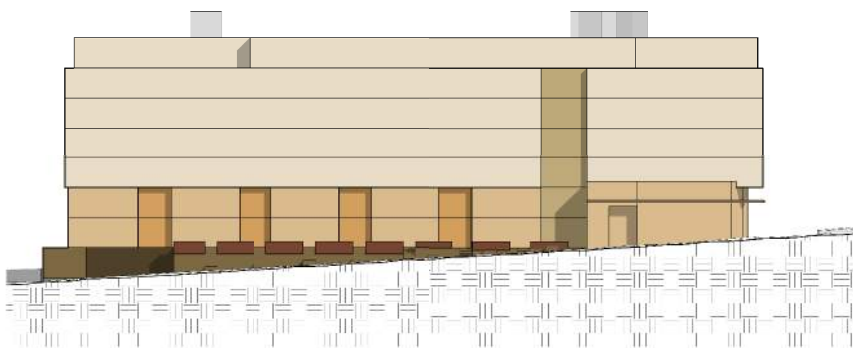


11 JULY 2017

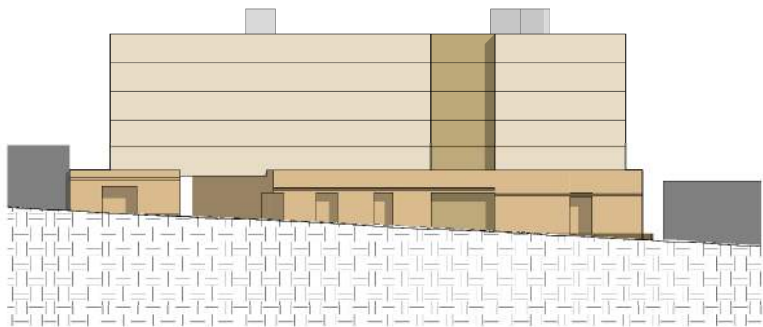
- The board expressed preference for the third modulation scheme.
- The board would like to see additional development in the façade to express the programming happening on the interior of the building.
- There continued support for the Market Passage although the board would like design options for the security gate at the Jackson Street entry.
- It was requested that the application team produce perspective views of the different conditions along the S King Street sidewalk as it relates to the building.



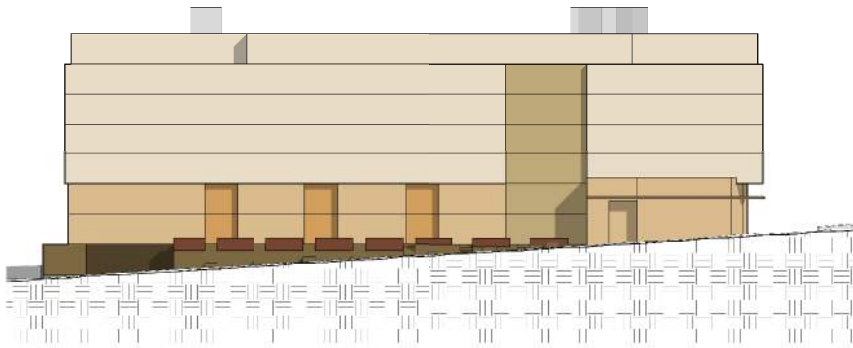
OPTION 1 - NORTH ELEVATION ON SOUTH JACKSON STREET



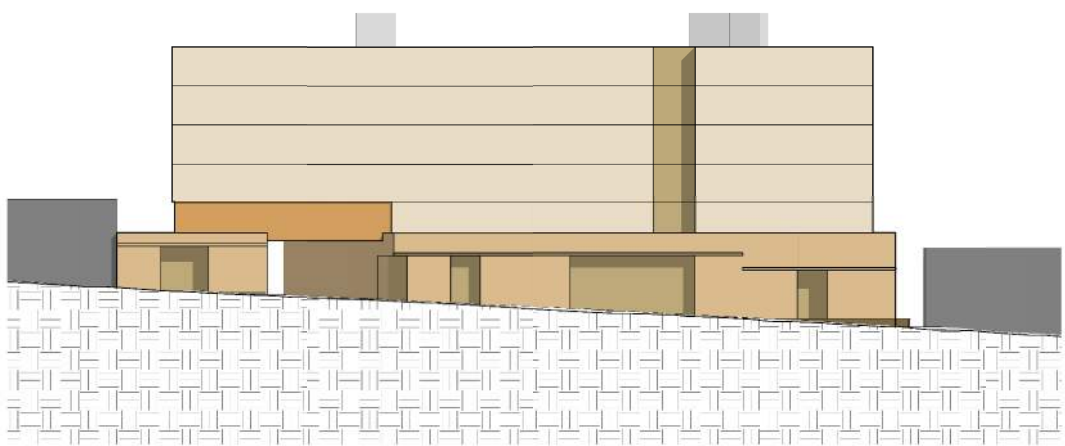
OPTION 1 - SOUTH ELEVATION ON SOUTH KING STREET



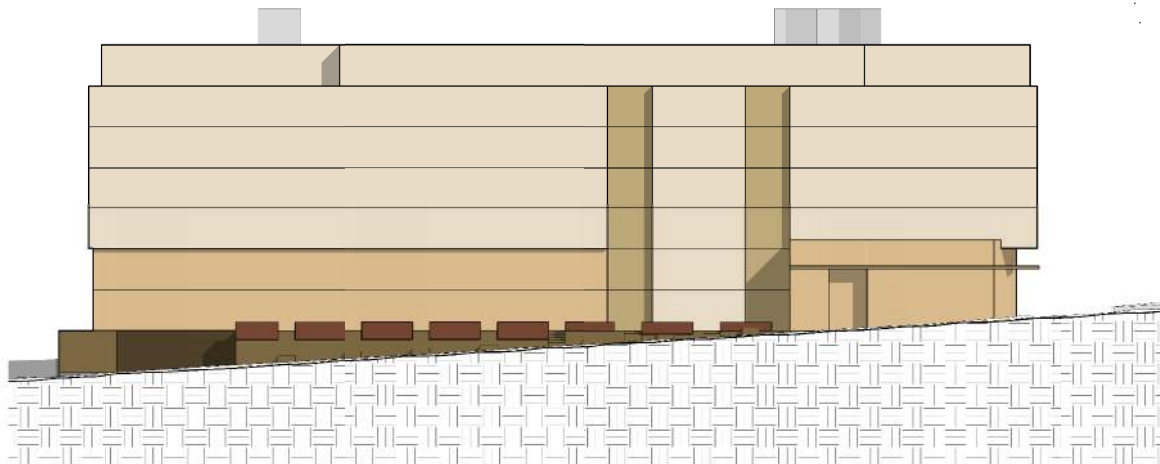
OPTION 2 - NORTH ELEVATION ON SOUTH JACKSON STREET



OPTION 2 - SOUTH ELEVATION ON SOUTH KING STREET



OPTION 3 - PREFERRED - NORTH ELEVATION ON S. JACKSON STREET



OPTION 3 - PREFERRED - SOUTH ELEVATION ON SOUTH KING STREET

PREFERRED BY ISRD BOARD

INTERNATIONAL SPECIAL REVIEW DISTRICT ZONING ANALYSIS (23.66)

SMC 23.66.302 - International Special Review District Goals and Objectives

A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

The proposed project will add new, stable housing to the neighborhood by providing a mixture of market-rate and affordable, for-rent apartments.

DO.1

B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;

The proposed project will add new, street-level spaces for pedestrian-oriented retail and will employ culturally-conscious design. Retail tenants will be encouraged to provide colorful displays that engage the public and signage that responds to the multi-lingual environment of Little Saigon.

DO.2 DO.3 DO.4

C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

The existing, surface parking lot will be replaced by the new development, which will locate all parking below grade.

D. Encouraging the rehabilitation of existing structures;

The existing structures have been assessed, and rehabilitation does not benefit the community or support the other goals and objectives of the ISRD. This project will not displace businesses, residences, open spaces, historic alleys, or rights-of-way.

E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

The proposed project will create new, urban connections between streets and support continuous, pedestrian retail along S Jackson Street. In addition, by adding new residences and street-facing retail to the neighborhood, as well as increased lighting and security per CPTED principles, the project will contribute to the safe environment.

DO.5

F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

No surface parking lots or principally automobile-oriented uses are planned for the new project. Parking will be located below grade.

G. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

Parking in the new development will not be promoted as “event parking” and will be below-grade and screened from the street.

23.66.308 - International District preferred uses east of Interstate 5

308

Preferred uses for that portion of the International District that lies east of Interstate 5 include restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product, service or trade emphasis are preferred. Preferred uses should contribute to the International District’s business core or to the function and purposes of the International District east of Interstate 5.

The new development will feature a mixture of retail shops and commercial spaces that range in size. Given the location of the site in Little Saigon, it is preferred that this commercial element reinforce the existing, Asian-focused retail and successfully contributes to its identity as a unique place to live and shop.

DO.2 DO.3 DO.4

23.66.336 - Exterior building finishes

336.A

336.C

A. General Requirements. To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

We have conducted a survey of the buildings in the immediate, nine block area and have included the Thai Bihn as one of our massing precedents, even though it is only under construction at this time. As an evolving neighborhood, the immediate area is mostly composed of parking lots and one-story buildings, so we looked beyond the nine blocks to other precedents, which are represented in our massing analysis. These include the Leschi House, Publix, Icon and others. We have also included an exhibit to show how the proposed design will fit within potential future development on adjacent parcels.

C. Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

The proposed design will primarily include earthen colors, Non-reflective metallic surfaces, treated concrete surfaces and projecting metal canopies may also be included. The materiality at the pedestrian level will be differentiated from the materiality above, and include storefront glazing and planting.

Secretary of the Interior’s Standards for Rehabilitation

Note: Of the ten items in the Rehabilitation section of SOI Standards, we are highlighting item nine as the most applicable to the proposed project.

9. New additions, exterior alternations, or related new construction will not destroy historic materials, features and spacial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proposition , and massing to protect the integrity of the property and its environment.

SITE OVERVIEW		
Address	1029 S. Jackson St., Seattle, Washington	
Parcel Numbers	8170100090; 8170100085; 8170100075; 8170100040; 8170100035; 8170100030; 8170100025	
Lot Size	1.17 acres; 51,000 sqft (9,000 + 9,000 + 12,000 + 5,250 + 5,250 + 3,150 + 7,350)	
Zone and District	DMR/C 65/65-85 (Downtown Mixed Residential / Commercial)	
Planning Overlays	Chinatown-International District Urban Center Village; International Special Review District (Historic). The lot is outside of the International District Retail Core, Asian Design Character District, Continuous Street Frontage requirement and Street Level Use (except as otherwise required by the DMR/C zone).	
R.O.W. Designation: Jackson	Class I Pedestrian and Principal Arterial. Not a view corridor at this location.	
R.O.W. Designation: King	Designated as a Green Street. Not a view corridor at this location.	
ZONING	SECTION	
Structure Height	23.49.008.C	For DMR/C 65/65-85, 65' non-residential and live work; 65' base height for residential use; 85' max height for residential uses if qualified under 23.49.023 and 23.58A
Rooftop Features	3.49.008.D	Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to two feet if enclosed by parapets or walls that comply with subsection 23.49.008.D.1.a;
Rooftop Features	23.66.332	Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage. Solar collectors may extend up to 7' above max. height. Stair and elevator penthouses may extend up to 15' above max. height. Mech. equipment that is set back 15' from the roof edge may extend 15' above max. height.
Jackson Required Street Level Uses	23.49.009.A	Street-level uses are required on Jackson. General sales and services; Human service uses and child care centers; Retail sales, Entertainment uses; Eating and drinking establishments and Bicycle parking, provided that the use does not exceed 30 percent of the frontage 23.49.009.B or 50 feet, whichever is less. Qualifying exceptions are allowed.
	23.49.009.B	75% of street frontage must be occupied by street level uses. Outdoor common recreational space for residential use does not count toward street frontage.
King Required Street Level Uses	23.66.326.A	No street-level uses are required on King outside of the Retail Core
General Req's for Residential Uses	23.49.010	5% of the total gross floor area in residential use shall be common recreation area. 50% max. may be enclosed.
FAR	23.49.011.A	Base 2.5; Max 4
	23.49.011.B.1	Street-level and residential uses, and below grade areas, are exempt from FAR
Green Factor	23.49.031	A min. Green Factor score of 0.30 is required
Permitted Uses	23.49.142/146.B; 23.66.320	All except those specifically prohibited or permitted only as conditional uses. Hotel, formula fast-food, planned community developments and select street-level uses are subject to special review by the Dept. of Neighborhoods. Accessory parking garages are permitted.
Lot Coverage	23.49.158.C	For a lot of 38,000 sf or more in South Downtown, there is no limit under 65.' 75% lot coverage is allowed if height is between 65' and 85'.
Transparency (commercial)	23.49.162.C	Requirements apply to the area between 2' and 8' above the sidewalk but do not apply to portions in residential use. 60% transparency is required along Jackson. 30% is required along King.
Blank Facades	23.49.162.D	Blank facade limits apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk but do not apply to portions of structures in residential use.
		Blank Facade Limits for Jackson Street: Blank facades shall be limited to segments fifteen (15) feet wide, except for garage doors which may exceed fifteen (15) feet. Blank facade width may be increased to thirty (30) feet if Director approved. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide. The total of all blank facade segments, including garage doors, shall not exceed forty (40) percent of the street facade of the structure on each street frontage

		Blank Facade Limits for King Street: Blank facades shall be limited to segments thirty (30) feet wide, except for garage doors which may exceed thirty (30) feet. Blank facade width may be increased to sixty (60) feet if Director approved. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide. The total of all blank facade segments, including garage doors, shall not exceed seventy (70) percent of the street facade of the structure on each street frontage
Façade Articulation	23.49.162.A	Façade height shall be a minimum of 35' along Jackson since Property Line Facades are required per Map 1H. Façade height shall be a minimum of 25' along King as a Green Street per Map 1F.
	23.49.162.B.1.b	Structure fronting Jackson Steet shall conform to these standards: <div>Setbacks</div> <div>No setback limit applies for 15' above sidewalk grade</div> <div>between 15' and 35' above sidewalk grade shall be within 2' of the property line except:</div> <div>Max. setback is 10'</div> <div>the facade must be 2' or less</div> <div>No setback deeper than 2' shall be wider than 20'</div> <div>must return to within 2' of the p.l. between each setback area for a min. width of 10'</div> <div>60% of Facade</div>
	23.49.162.B.2.a	Structure fronting King Street: Max. setback area is determined by the structure's width at the street by a factor of 30 (for Green Streets). The max. width of any setback area exceeding 15' deep, shall not exceed 80' wide or 30% of the lot frontage, whichever is less.
Max Building Width	23.49.164.D	250' max. street-facing façade width below 65' high. 120' max. street-facing façade width above 65.'
Façade Modulation	23.49.165	No modulation is required for structures less than 85' in height
Density		No limit found.
Setbacks	23.49.166.A.2	Side: 0' below 65' / 10' above 65'
	23.49.166.B.1	For buildings on Green Streets higher than 65,' a 10' min. setback is required above 45' Jackson: No limits up to 15.' Above 15' the setback min/max varies between 0' and 10' King: The setback area may not exceed (30 x Width of Street Frontage). Min setback from 45' to 85' of height is 10'. Side: 0' below 65' / 10' above 65'
PARKING / ACCESS		
Parking	23.49.019.A.1	No parking minimums are required
	23.66.342	Restaurants shall be required to provide 1 space / 500 SF in excess of 2,500 SF. No parking minimums are required for residential or commercial uses with the exception that restaurant uses are required to provide one space per 500 SF of gross floor area in excess of 2,500 SF
	23.49.019.C.3	Non-residential: 2 spaces / 1000 sf are allowed for general sales and services, and restaurants
Size	23.54.030	Parking spaces provided for residential uses are exempt from the standards Commercial parking spaces provided must meet the standards of 23.54.030, whether required or not. For 10 or fewer spaces, a maximum of 25% shall be 'small' spaces. A minimum of 75% shall be 'large' spaces For 11-19 spaces, a minimum of 25% and a maximum of 65% shall be 'small' spaces. A minimum of 35% of the spaces shall be striped for 'large' vehicles. For 20 or more, a minimum of 35% and a maximum of 65% shall be 'small' spaces. A minimum of 35% of the spaces shall be striped for 'large' vehicles. The minimum vertical clearance shall be at least 6'-9"
Bicycles	23.54.015	Retail: If > 10,000 SF then 1/5,000 SF Residential: 1/2 Units (After 50 spaces, 1/4 Units)

PRIORITY DESIGN GUIDELINES

CS2 Urban Pattern and Form



- B. ADJACENT SITES, STREETS, AND OPEN SPACES:
- 2. Connection to the Street:

In the District, mixed-use commercial buildings, social gathering spaces and residential buildings were built to the property line and maintain strong relationship to the street and the pedestrian environment. The preferred option carries on this tradition by building to the property line and also creating social gathering spaces directly accessible from both King and Jackson via the Market Passage. These will be open, lively spaces with pedestrian-oriented features that encourage walking, sitting and other activities.

- C. RELATIONSHIP TO THE BLOCK:
- 2. Mid-Block Sites:

While the adjacent properties are underdeveloped, the preferred option does not face the side lots with a blank wall, but instead provides visual interest with set-back facades containing articulated windows.

CS3 Architectural Context and Character



- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:
- 1. Fitting Old and New Together
 - 4. Evolving Neighborhoods

The site occupies a unique position. It is in the established yet evolving neighborhood of Little Saigon and the preferred option will establish a positive precedent for adjacent parcels to build upon in the future. It is also part of the ISRD, a District with a very well-defined character. To resolve this unique situation, the preferred option will emulate the architectural context of distinctive buildings throughout the ISRD through scale, proportion and complementary materials, which will reinforce the cohesiveness of Little Saigon with the larger portion of the ISRD west of I-5.

PL3 Street-Level Interaction



- 2. Visibility



- 1. Porous Edge
- B. RETAIL EDGES:
- 1. Porous Edge
 - 2. Visibility
 - 3. Ancillary Activities

The preferred option places multiple entries around the site. The Market Passage allows street front retail along the sidewalk to “turn” into the site, encouraging pedestrians to explore additional retail and ancillary opportunities within the Passage. Uncluttered, transparent storefront windows will allow visibility into and out of the retail spaces. These will increase the building’s relationship to the sidewalk and contribute to public safety by increasing the number of “eyes on the street.” The Passage will feature well-lit spaces with neighborhood-scale glazing and signage.

DC1 Project Uses and Activities

- B. VEHICULAR ACCESS AND CIRCULATION:
- 1. Access Location and Design

The location of the access was chosen to minimize conflict between pedestrians and vehicles, create heightened, street front experience, and to respond to topography. Jackson has greater pedestrian traffic than King, so access was placed on King. King also has a greater slope, and the southwest corner of the site is a full story below the southeast, northeast and northwest corners, so access was placed at the lowest point. Jackson is the main, retail street in this area so maintaining an uninterrupted street front is a priority. With the placement of the Market Passage on the east side of the site to allow accessibility, keeping the vehicular access on the west side further reduces the potential for pedestrian conflict.

PL1 Connectivity



- A. NETWORK OF OPEN SPACES
- B. WALKWAYS AND CONNECTIONS

The preferred option will provide a Market Passage that connects King Street and Jackson Street at the pedestrian level. The Passage contains ample landscaping, storefront and walkways as well as widened areas that allow seating and community gathering spaces. Though private, the Passage will be open to the public during the day and when the retailers close, the Passage will be secured and locked to provide security.

COMMUNITY OUTREACH MEETINGS

The Development Team met with the Friends of Little Saigon on February 21st and April 4th, 2017, and held a Community Open House on May 17th, 2017. The following is a summary of the comments.

CC1 Retail

- The project should contain ample retail that supports Little Saigon as a food destination.
- Signage should express the tenants within the Passage.
- Retail spaces on the interior of the Passage will be challenging to lease but could be successful for a Farmer's Market.
- Retail on King should have a presence but may not survive.

CC2 Residences

- Housing that is responsive to the street is supported along King.
- Density is needed.
- Building color should be expressive of the District, which is generally described as "Earth Tones."

CC3 Ground Floor

- The ground floor could be planned to accommodate non-retail, civic / commercial uses.
- Lighting and public seating should be important features in the Market Passage.

CC4 Streetscape

- Jackson: Bold signage is encouraged.
- King Street: The project should acknowledge that Sierra HS is across the street,
- King Street: Provide a public benefit, such as a seat-wall to support community events.
- King Street: Generally provide a compelling pedestrian experience.

CC6 Form / Mass

Recommended Design Tools:

- Clean and well-ordered facade
- Singular expressions of form with color
- Recesses
- Sloping roof line
- Accent panels in an articulated facade

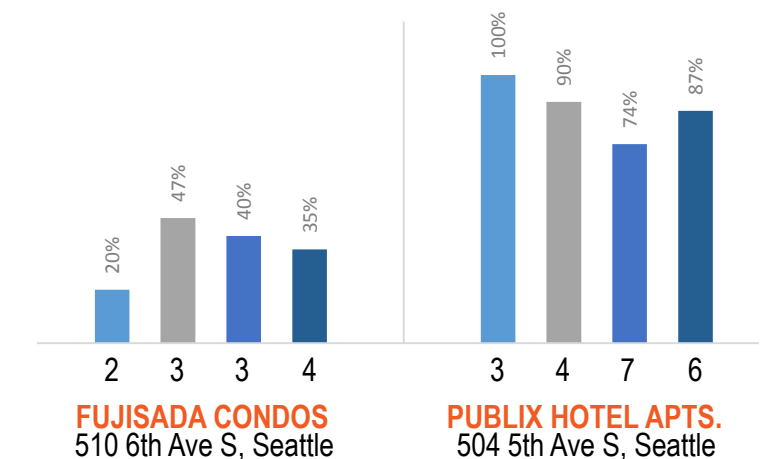
CC8 Overall

Recommended Design Tools:

- Generally flat facade with variations of materials and colors
- Subtle modulation
- Few balconies or julets
- Contrasting colors used to add interest to the facade
- Facade as a clean plane punctuated by regimented openings



COMMUNITY FEEDBACK SAMPLE

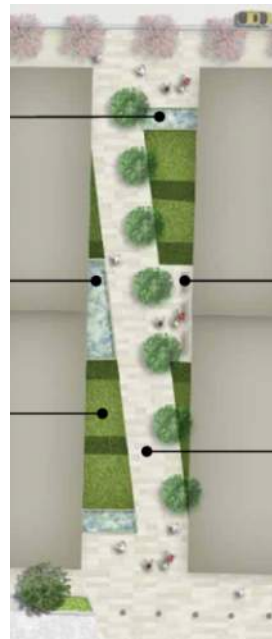


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Little Saigon Public Realm Design Study

(Selected Items)

- Jackson and 12th act as main connectors and locations for transportation and active, dense commercial use.
- King Street becomes a pedestrian haven of comfort and convenience
- Add connections to improve circulation and social interaction via cross-block connections.



Little Saigon 2020 Action Plan

Action Items (Selected):

Cultural:

- Share Vietnamese culture with broader community through regular events

Social:

- Advocate for medium-rise density to preserve neighborhood feel
- Develop open space and parks

Economic:

- Build Affordable Commercial Space
- Create more opportunities for micro-enterprises
- Limit building heights to 65' commercial and 85' residential



City of Seattle Green Streets

- Emphasize open space pedestrian amenities and landscaping in areas that have dense, residential land uses.
- Create a vibrant pedestrian environment in the street right-of-way
- Maximize trees and landscaping



DRAFT LITTLE SAIGON STREET CONCEPT PLAN

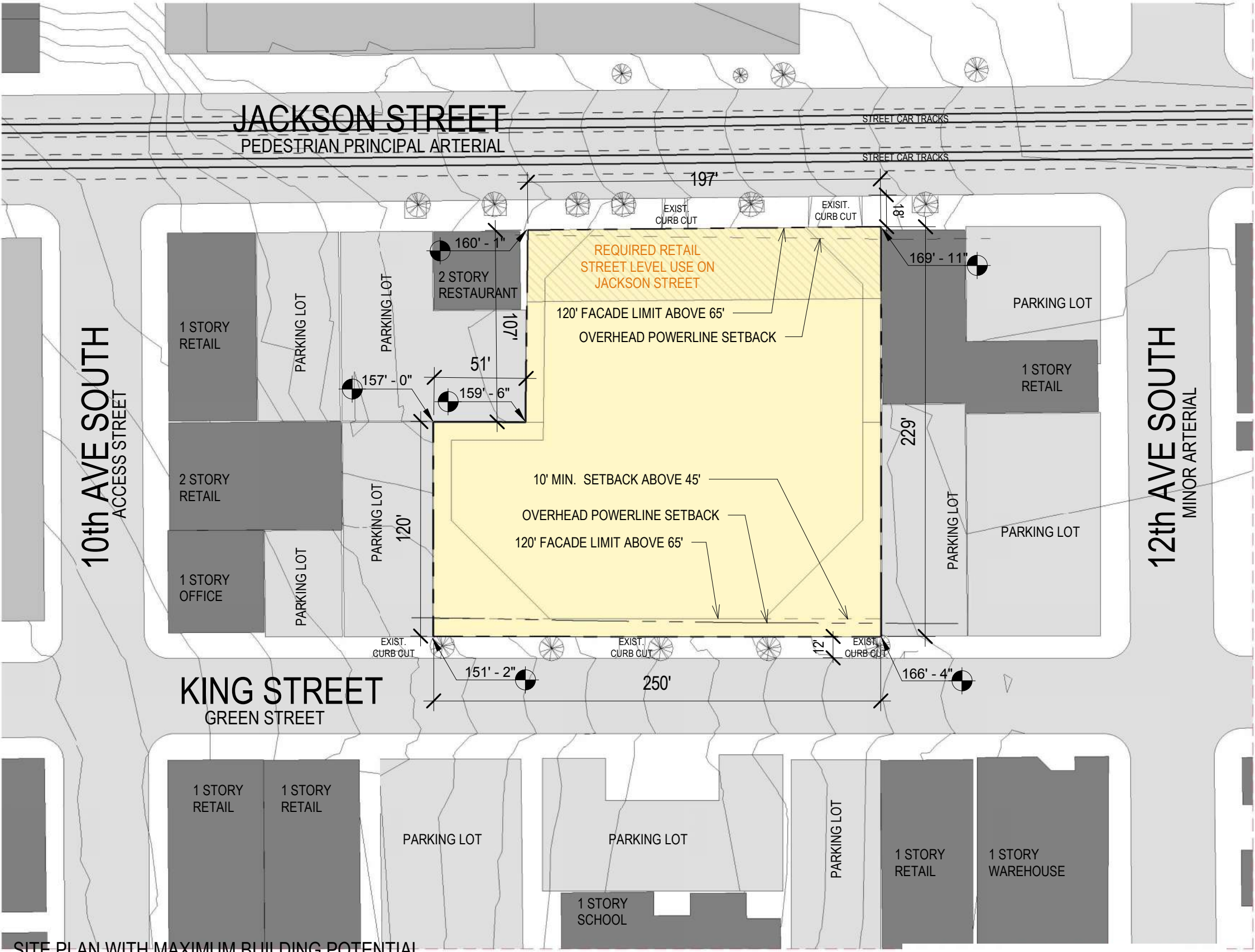
DỰ THẢO KẾ HOẠCH KHÁI NIỆM CỦA ĐƯỜNG LITTLE SAIGON

(Selected)

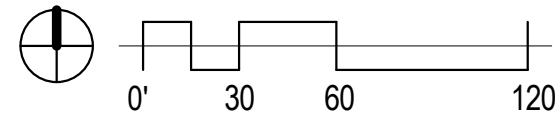
- Increase comfort and safety
- Encourage abundant planting
- Provide space for community events
- Well-lit sidewalks
- Encourage design elements that create a community identity



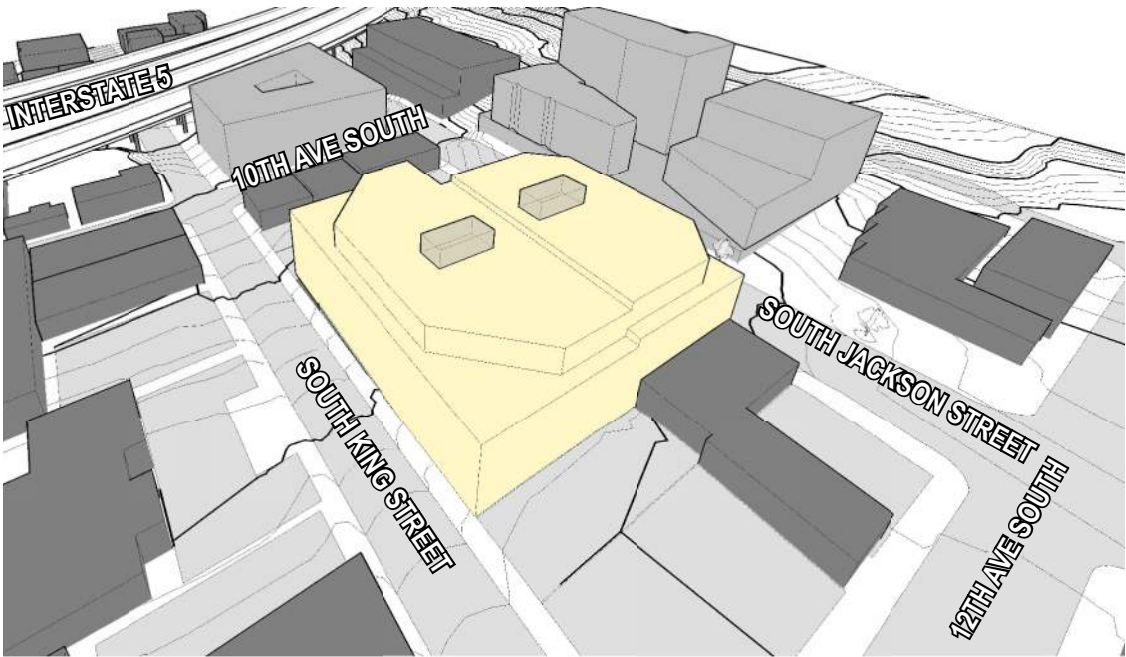
MAXIMUM BUILDING POTENTIAL



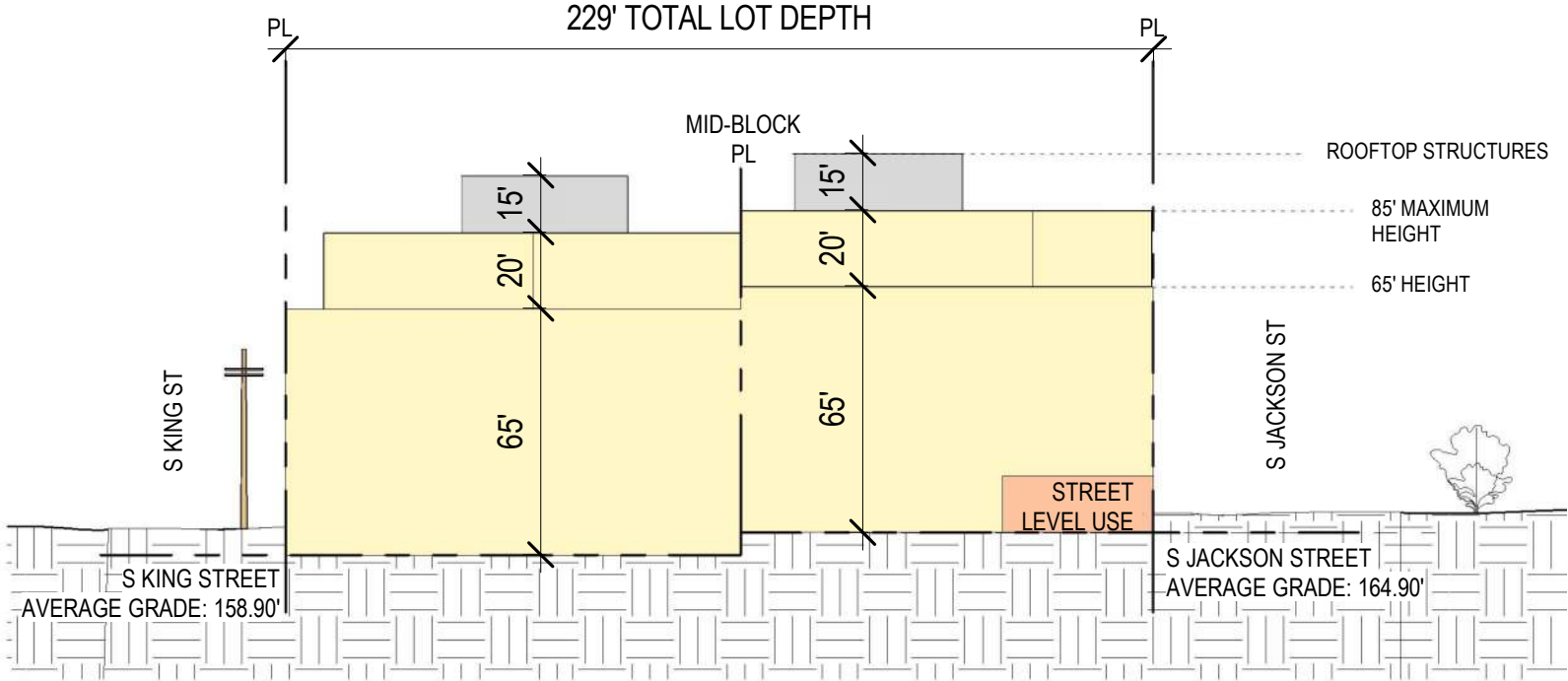
SITE PLAN WITH MAXIMUM BUILDING POTENTIAL



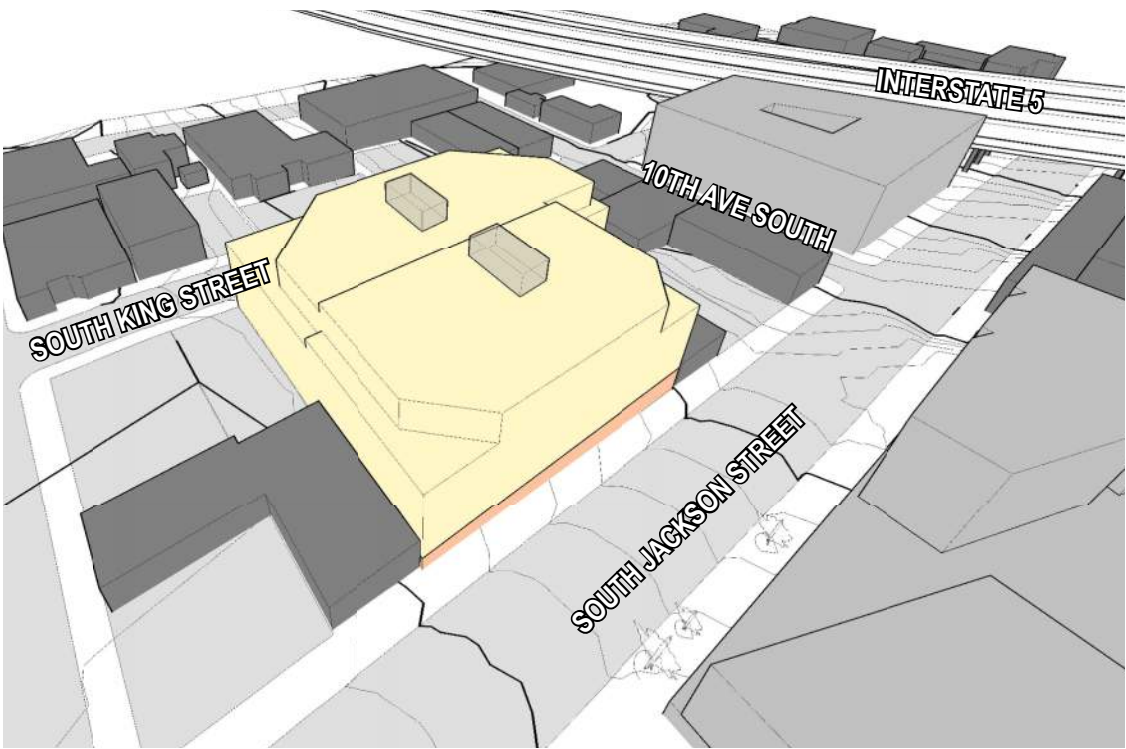
MAXIMUM BUILDING POTENTIAL



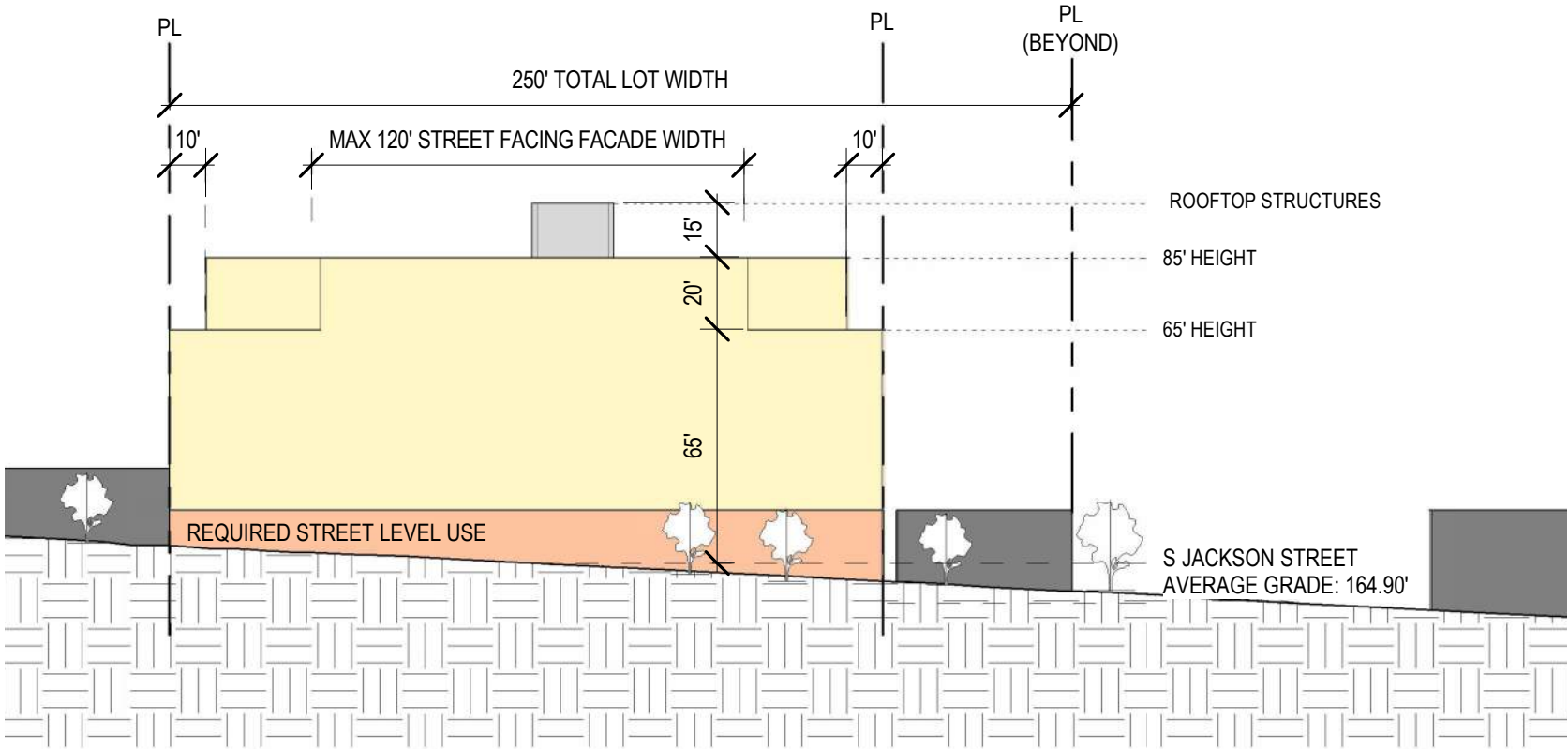
AERIAL VIEW LOOKING NORTHWEST



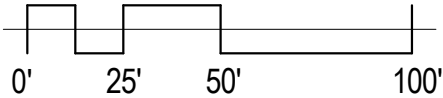
NORTH - SOUTH SECTION THROUGH SITE



AERIAL VIEW LOOKING SOUTHWEST



EAST - WEST SECTION ALONG JACKSON STREET



OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES:

- The location can set a positive precedent for adjacent parcels to build upon in the future
- Development on the site can contribute to increased safety in the neighborhood
- Upper levels have views of Downtown, Elliot Bay and Mount Rainier
- The site is within walking distance of surrounding neighborhoods and Downtown, and is adjacent to the retail core of Little Saigon at 12th and Jackson
- The site has immediate access to transit and is adjacent to planned improvements to bike corridors

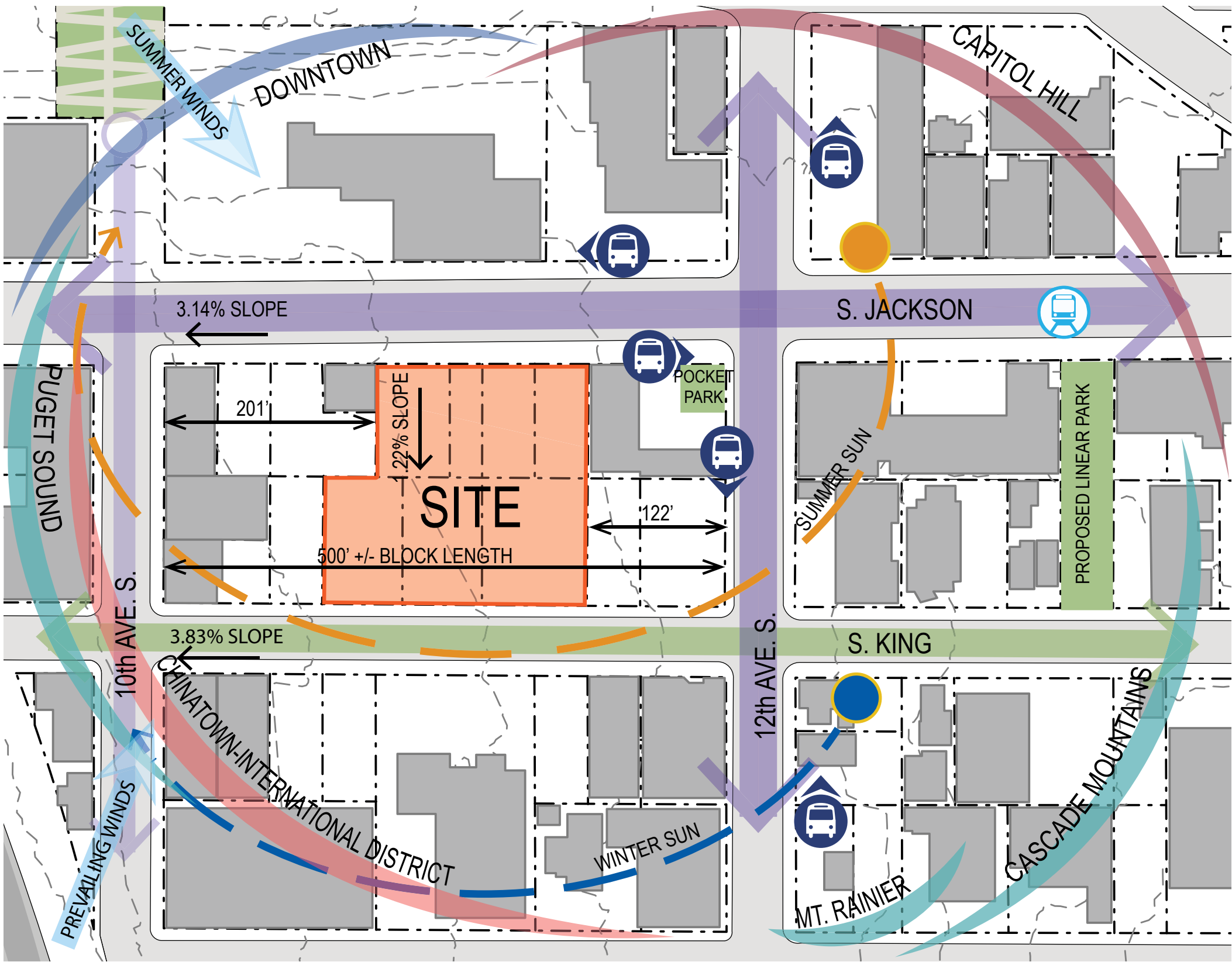
CHALLENGES:

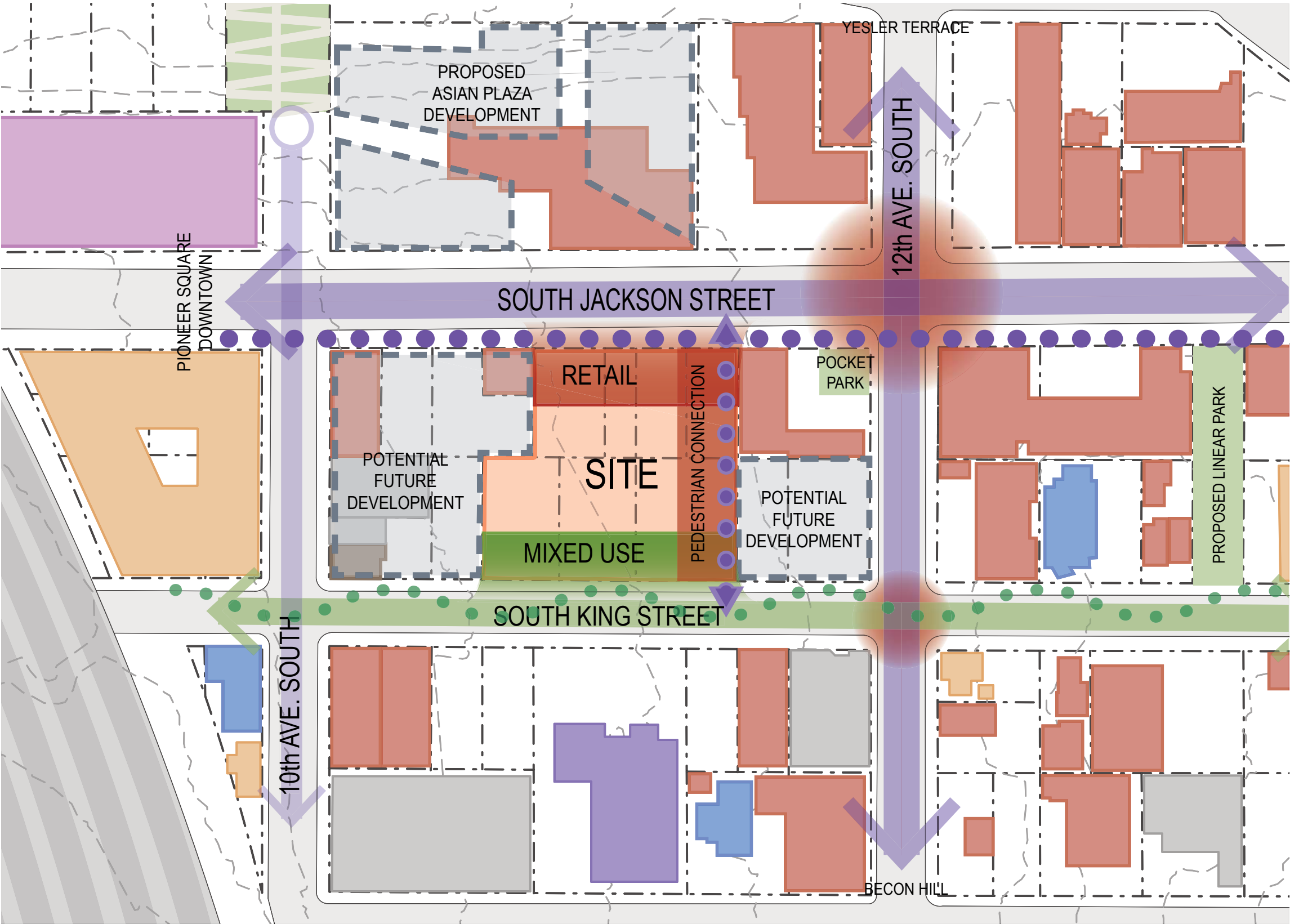
- Mid-block site is bordered on two sides by private lots that likely to be developed in the future
- Vehicular access to the site is challenging due to the mid-block location, the lack of an alley, and the character of bordering streets
- The neighborhood context is diverse in scale and architectural character
- Sidewalk slopes create challenges for street-level character and pedestrian connectivity
- The site fronts streets on the north and south that have different identities, uses and goals
- The site is largely bordered on two sides by unimproved properties in an evolving neighborhood

DO.1 336.A CS3

DO.5 PL3

CS3





ANALYSIS

- Project retail should be maximized along Jackson and should gravitate toward the retail node at 12th. Neighborhood retail is more successful if it is contiguous, with colorful displays and engaging signage.
- A pedestrian passage connecting Jackson and King supports a neighborhood goal and creates a new publicly-accessible space within the urban fabric. Lining the passage with specialty shops and commercial uses will create a vibrant pedestrian experience.
- King Street has been envisioned as an open, residential amenity with planted edges and comfortable sidewalks. The street should be supported by a mix of residential and commercial uses.
- Placing retail along Jackson and within the passage allows for additional housing. This will support the first goal of the International District and Little Saigon and put more “eyes on the street.”
- The site will function as an “Urban Catalyst” for future development on nearby sites.

DO.3 PL3
308

DO.2 CS2
308 PL1
PL2

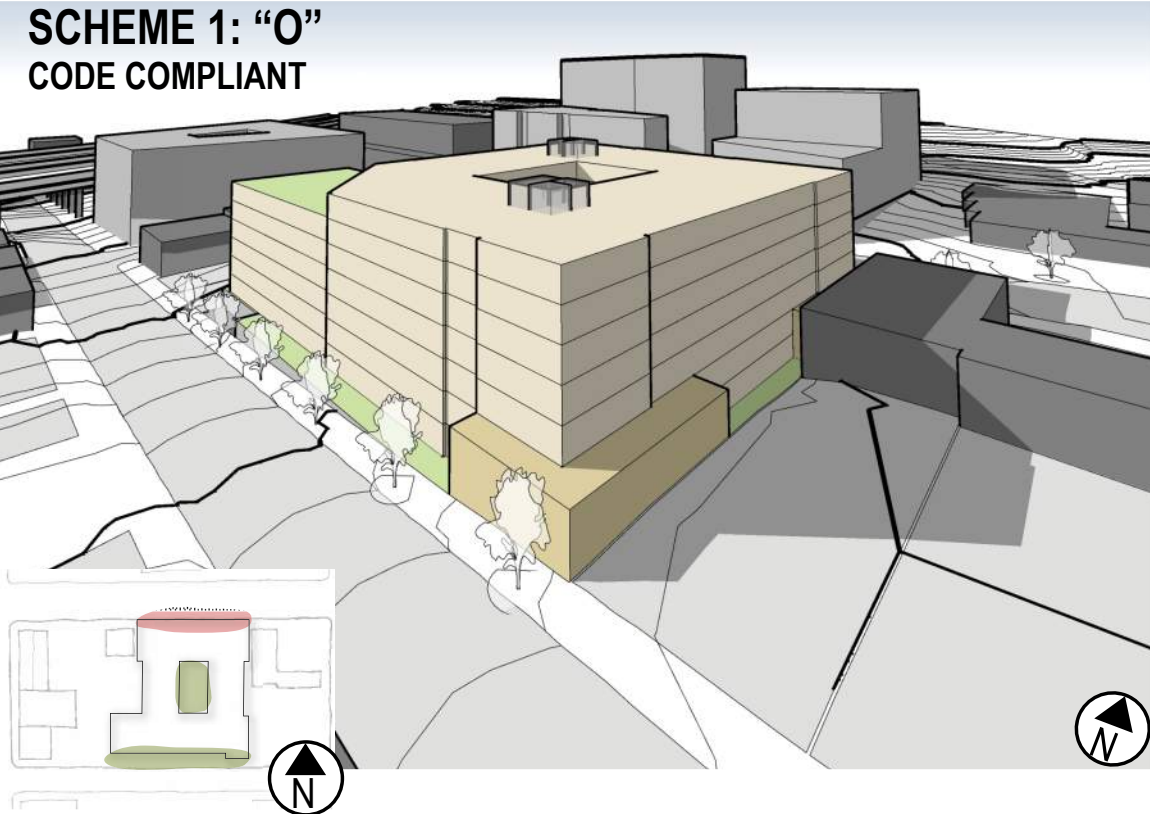
DO.4 CS2

DO.1 DO.5
308 CS3
PL3

DO.4 CS3
336.A

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SCHEME 1: "O"
CODE COMPLIANT



PL3 CS2 336.A DO.1

DO.3 DO.4

CC1 DO.5

DC1

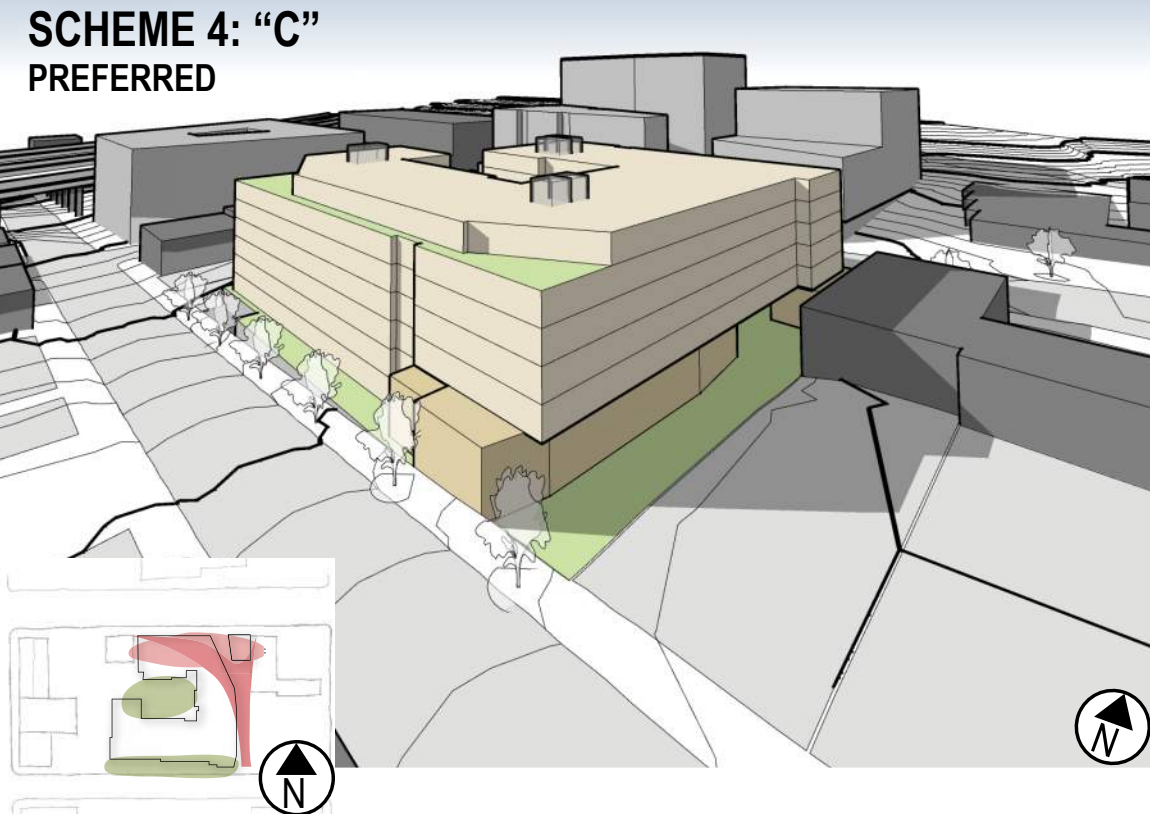
PROS

- Maximizes building frontage along South Jackson and South King Streets
- Strong retail presence on Jackson
- Centralized residential courtyard
- Roof deck with views of Mount Rainier and Elliot Bay
- High unit yield
- Efficient design
- Vehicular access point minimizes potential conflict with pedestrians, bicyclists and vehicles
- Setback from property lines on all sides creates four-sided architecture with activated facades

CONS

- The majority of units either face the side lots or the small courtyard
- Centralized residential courtyard is isolated and shaded
- Four stacks of units are on inside corners
- Does not allow for a mid-block crossing
- Disconnected lobbies and common spaces
- No upper story setback presents a taller mass to the street

SCHEME 4: "C"
PREFERRED



CC1 DO.2 DO.3 DO.4

CS2 PL1 CC3

CS2 PL1 DO.2

PL3 308 CC1 DO.3

CS2 PL3 CC3 DO.4

PL1

CS3 336.A

PROS

- Provides a pedestrian connection between South Jackson and South King Streets via a Market Passage
- Creates a new, publicly-accessible space within the urban fabric
- Provides more retail than required to support neighborhood goals
- Provides the most retail and creates a commercial presence on King Street
- Residential common spaces are connected from street to street
- Largest, residential courtyard of the four options
- Roof deck with views of Mount Rainier and Elliot Bay
- Upper story setback and tapers present the less building mass to the street than other options
- Setback from property lines on all sides creates four-sided architecture with activated facades

CONS

- Does not maximize the potential unit yield
- Retail within the Market Passage and on King Street may be difficult to lease to a long-term tenant
- Building design is less efficient

SCHEME 1: "O" - FLOOR PLANS



AERIAL VIEW

SUMMARY

- Residential: 232,200 SF
- Lobby/Amenity 7,720 SF
- Retail: 6,420 SF
- Approx. Units: 330
- Approx. Parking: 170 stalls

REQUESTED DEPARTURES

- No requested departures

PL3 CS2 336.A DO.1

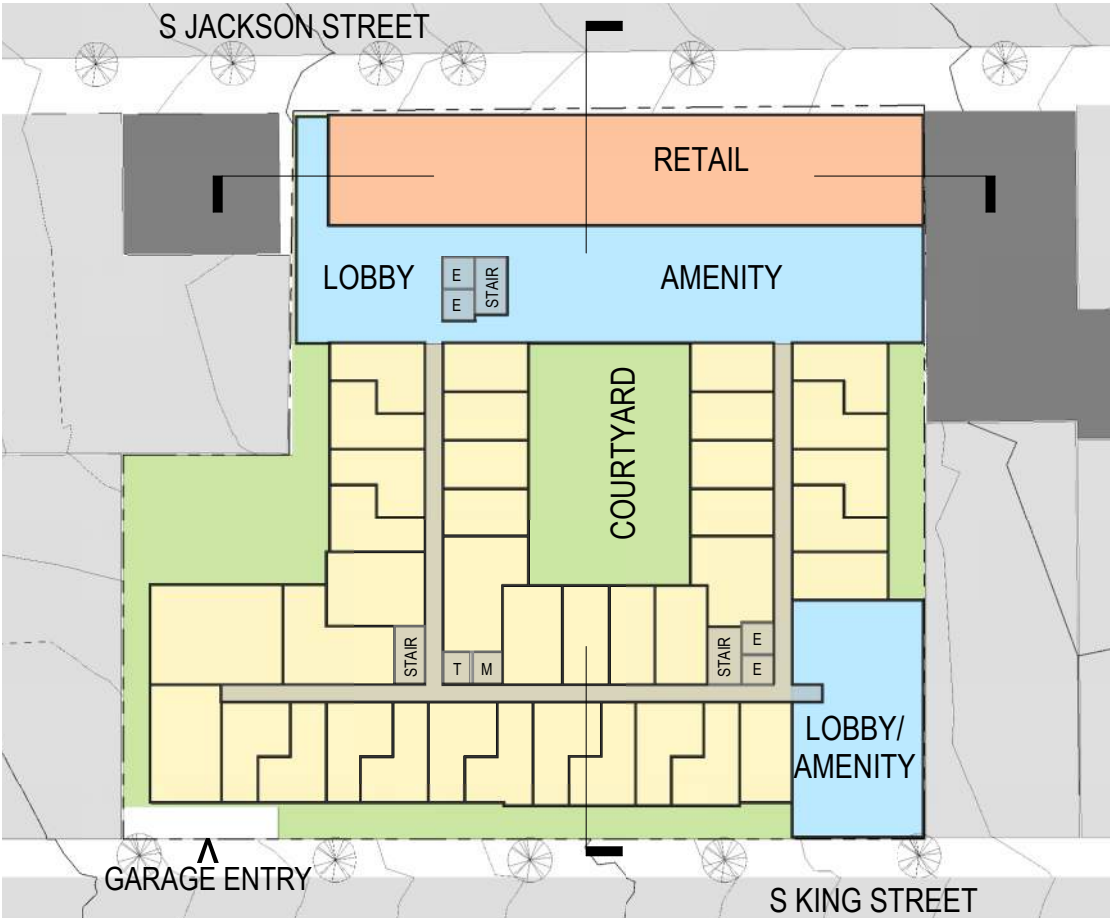
DO.3 DO.4

CC1 DO.5

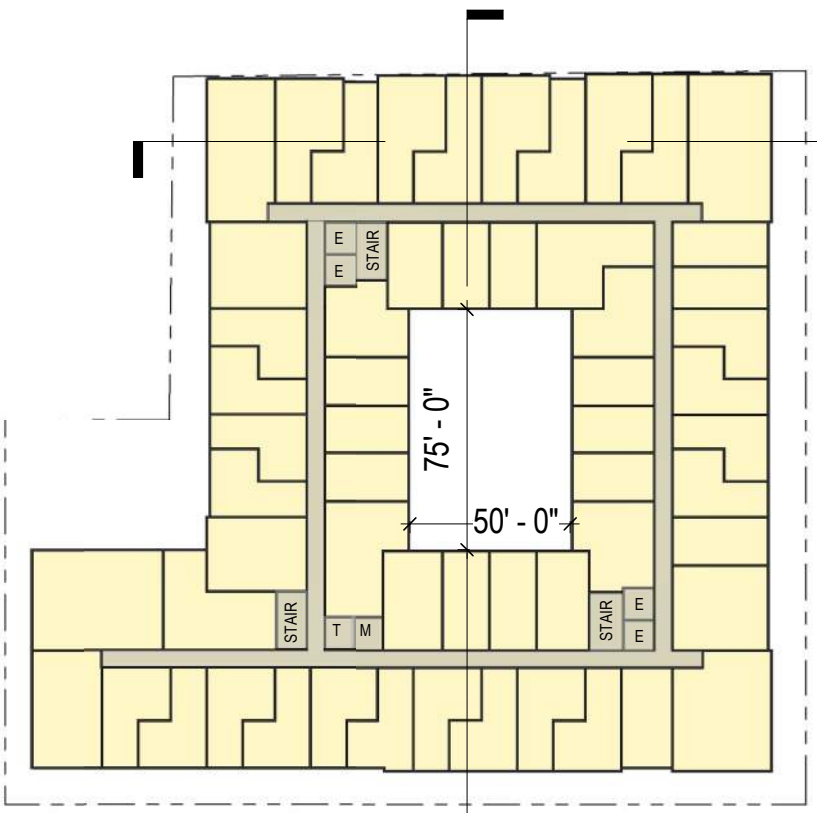
DC1

FEATURES

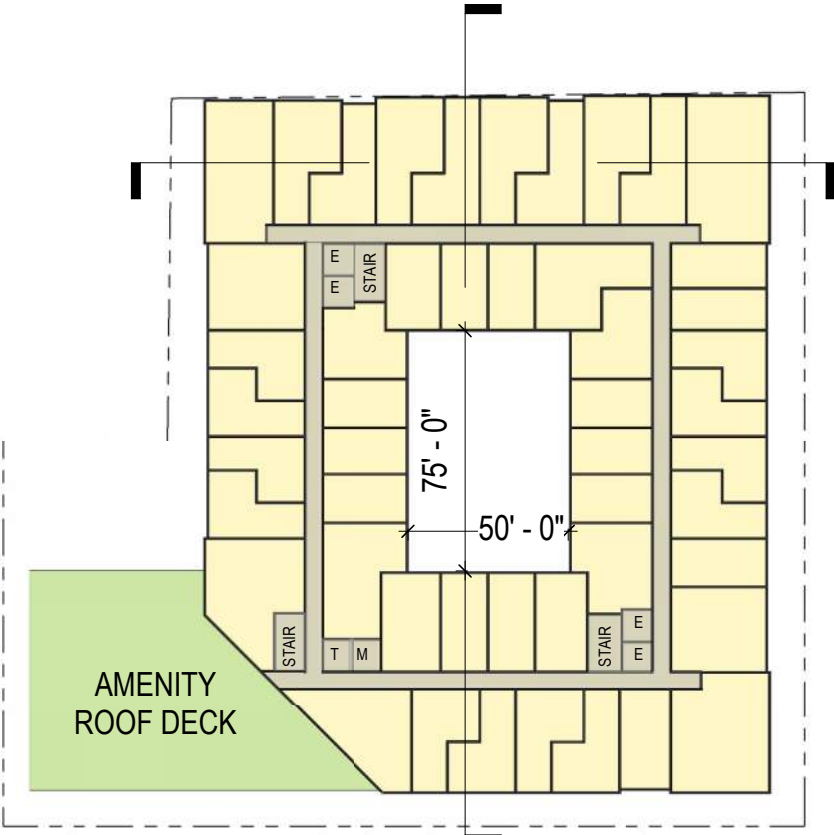
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GROUND FLOOR WITH CONTEXT

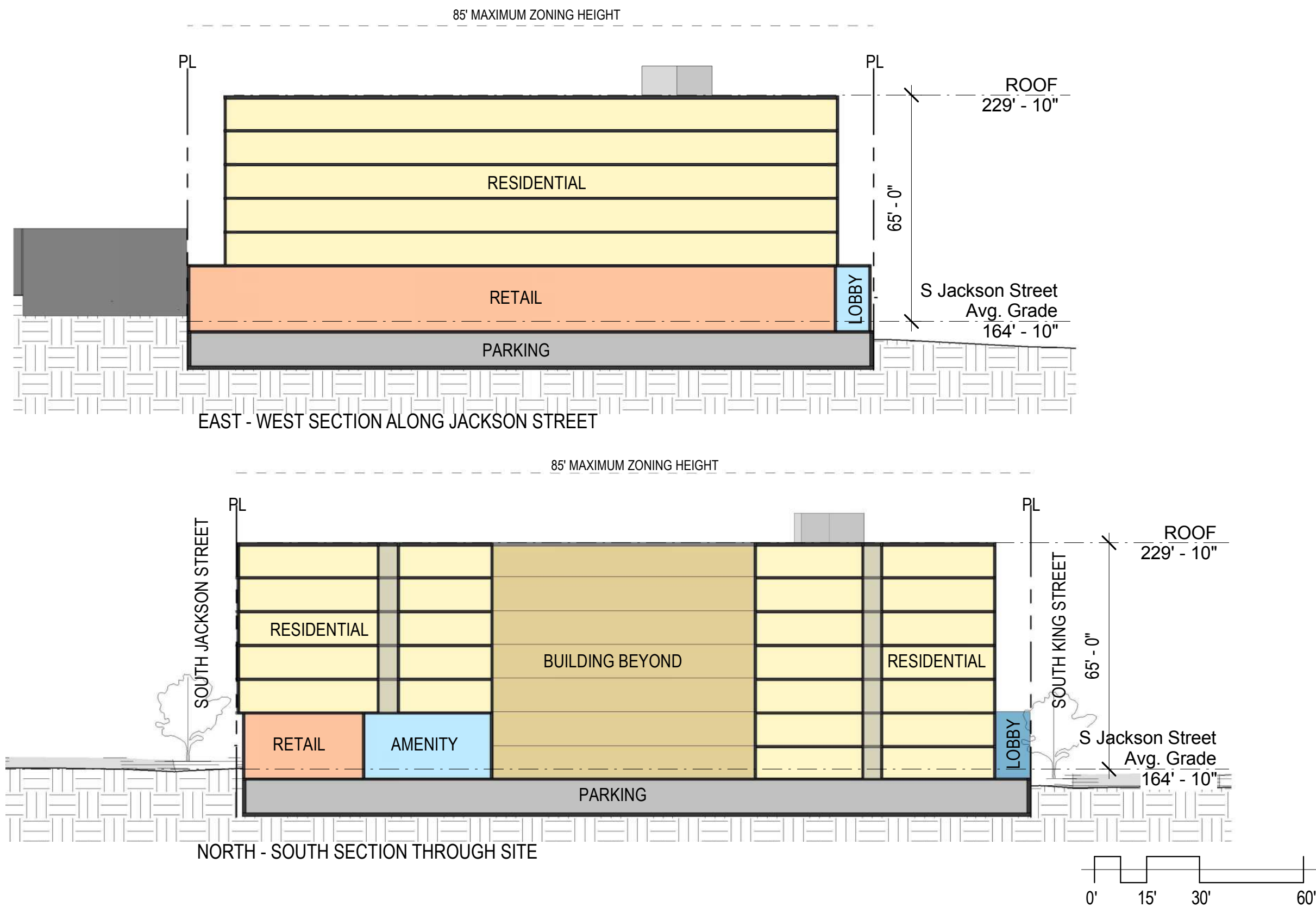


TYPICAL RESIDENTIAL FLOOR

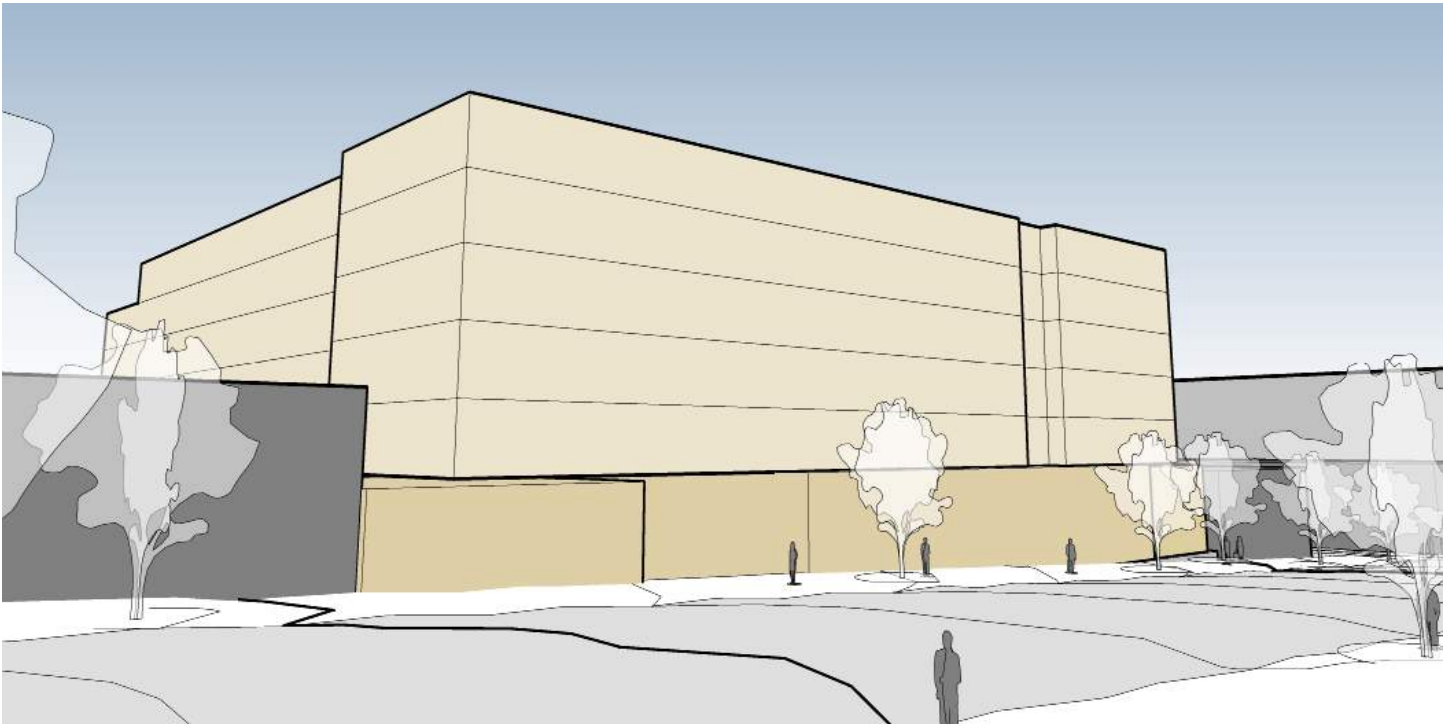


LEVEL 7

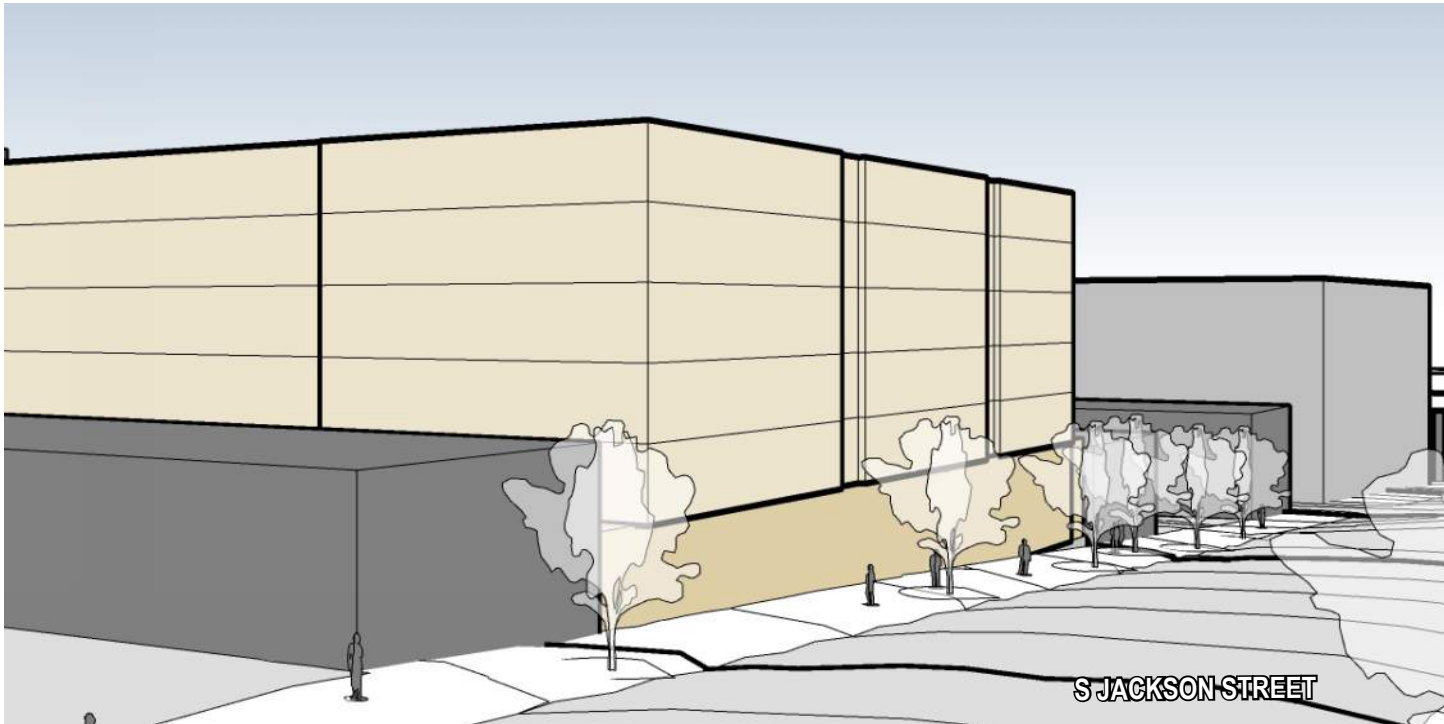
SCHEME 1: "O" - SECTIONS



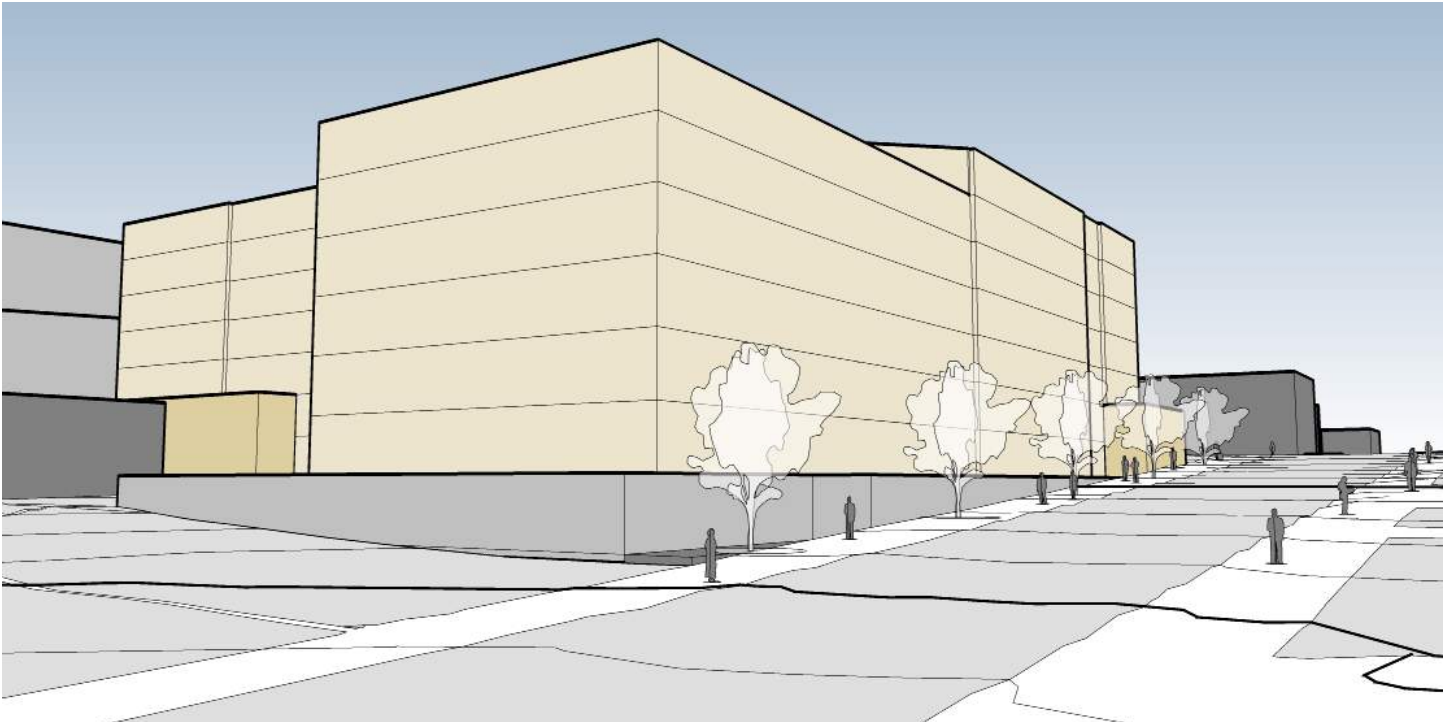
SCHEME 1: "O" - 3D VIEWS



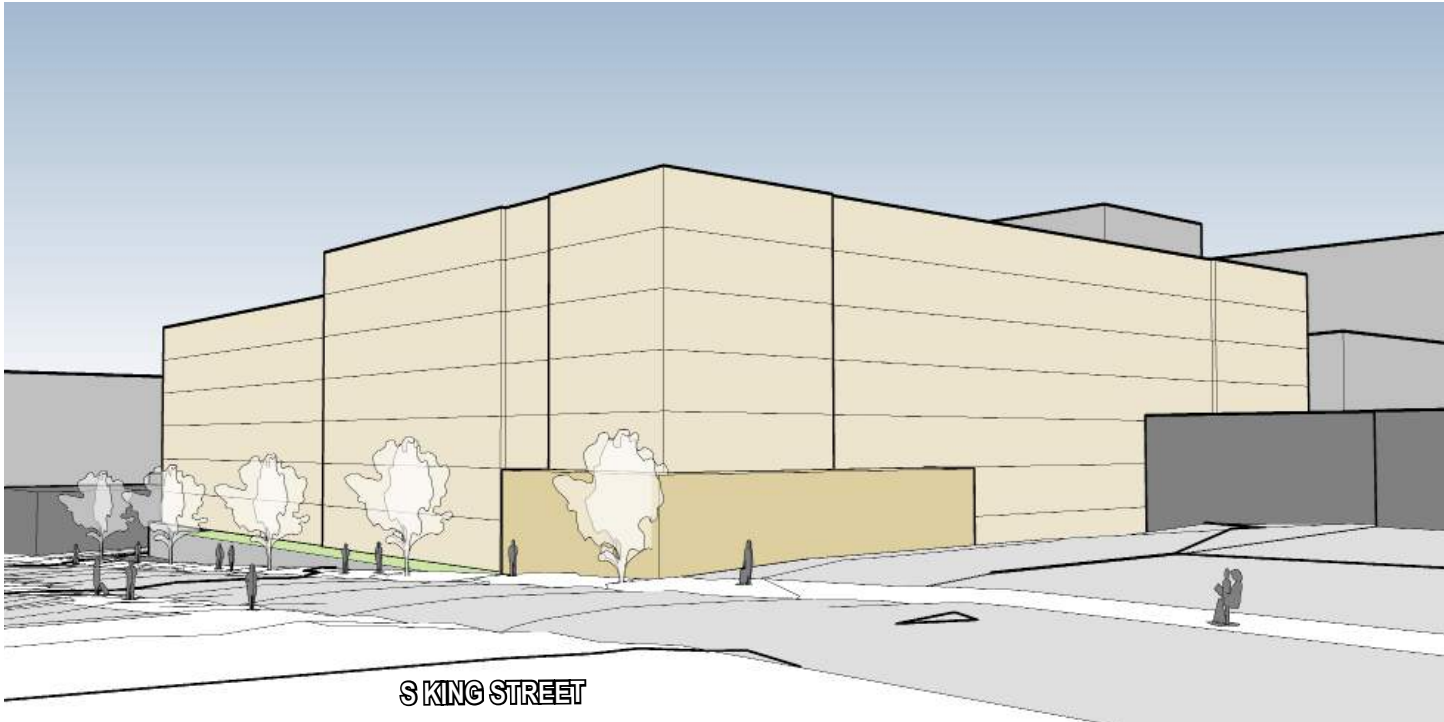
EXISTING VIEW LOOKING WEST DOWN JACKSON STREET



VIEW LOOKING SOUTHWEST ALONG JACKSON STREET



EXISTING VIEW LOOKING WEST DOWN KING STREET



VIEW LOOKING NORTHWEST ALONG KING STREET

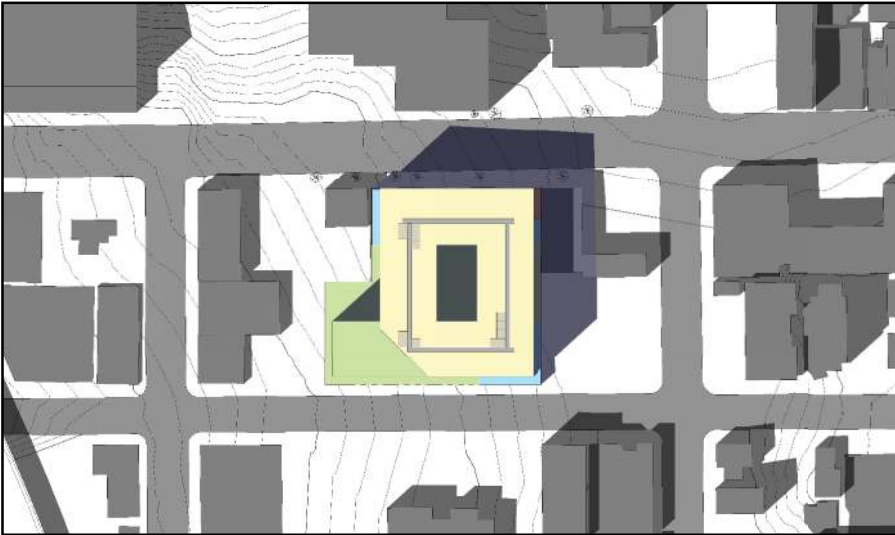
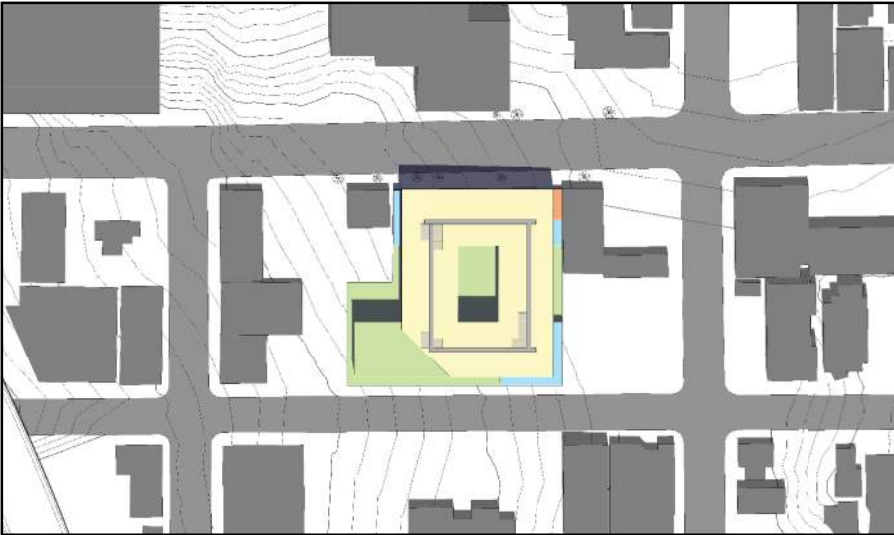
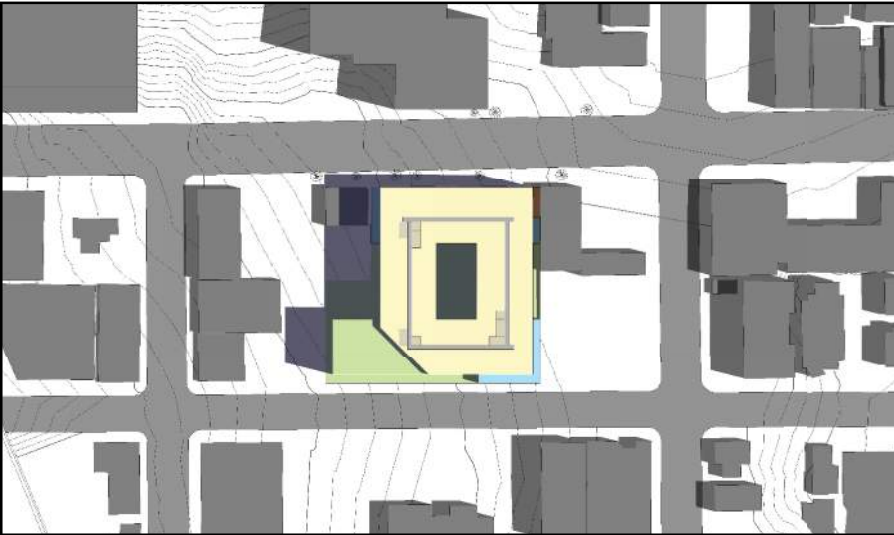
SCHEME 1: "O" - SUN ANGLE STUDIES

9 AM

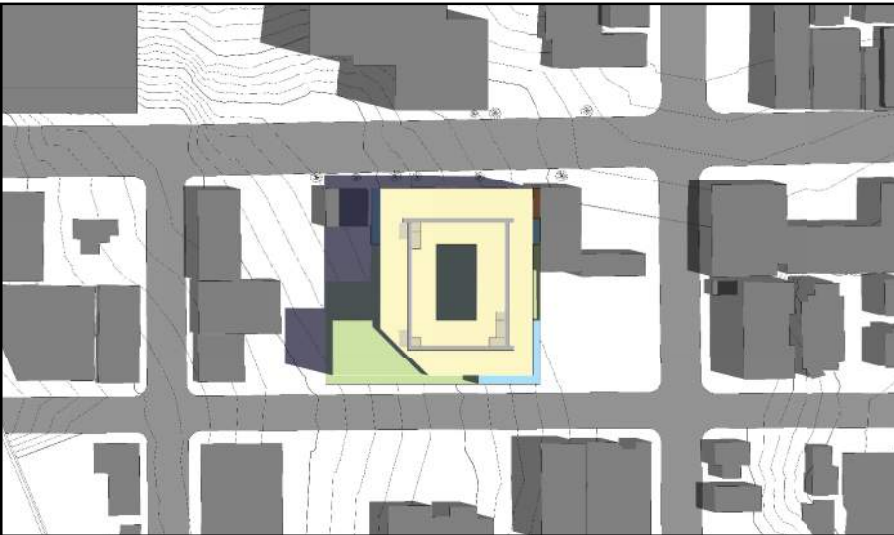
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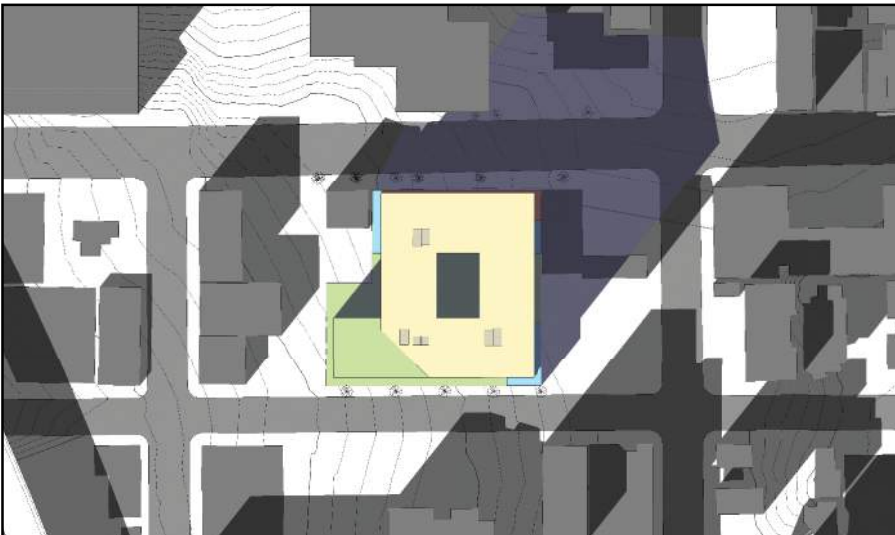
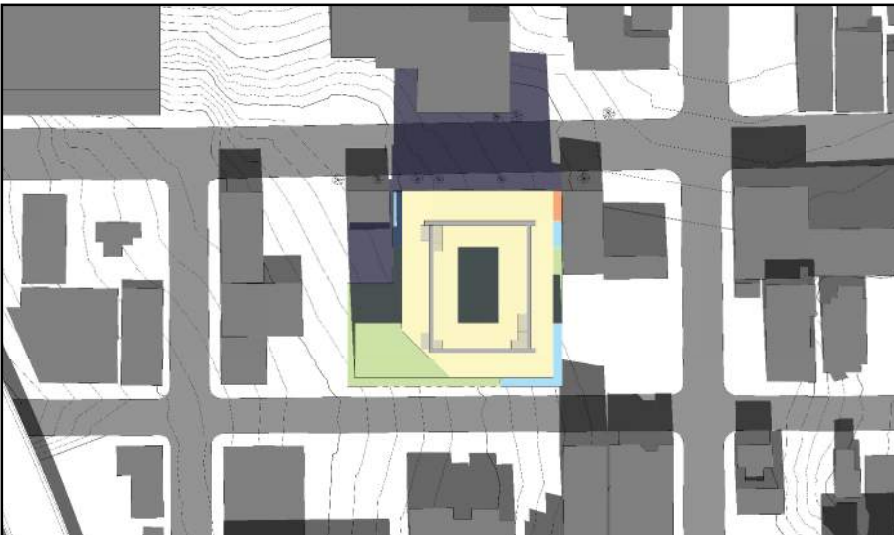
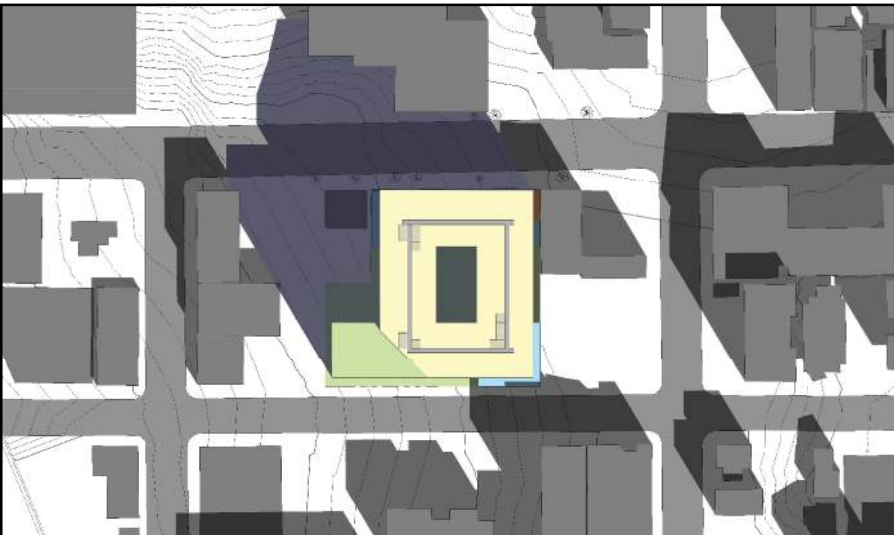
SUMMER
SOLSTICE



EQUINOX



WINTER
SOLSTICE



SCHEME 4: "C" PREFERRED - FLOOR PLANS



AERIAL VIEW

SUMMARY

- Residential: 202,000 SF
- Lobby/Amenity 7,900 SF
- Retail: 9,800 SF
- Approx. Units: 320
- Approx. Parking: 172 stalls

REQUESTED DEPARTURES

- Jackson Street Setback above 15'
- Interior Lot Line setback above 65'
- 120' width maximum (SMC 23.49.164.A)
- See departure section for more information

CC1	CC3	DO.2	DO.3
CS2	PL1	DO.4	
CS2	PL1	DO.2	
PL3	308	CC1	DO.3
CS2	PL3	CC3	DO.4
		PL1	

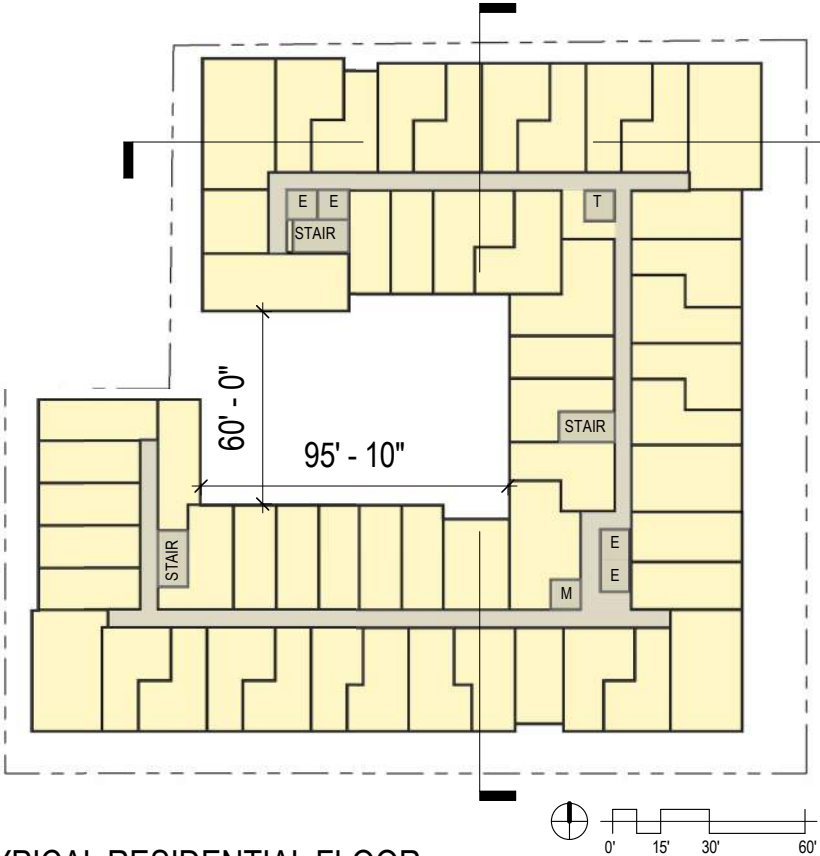
FEATURES

- Provides a pedestrian connection between South Jackson and South King Streets via a Market Passage
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- Provides more retail than required to support neighborhood goals
- Provides the most retail and creates a commercial presence on King Street
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- Largest, residential courtyard of the four options
- Roof deck with views of Mount Rainier and Elliot Bay
- Upper story setback and tapers present the less building mass to the street than other options
- Setback from property lines on all sides creates four-sided architecture with activated facades

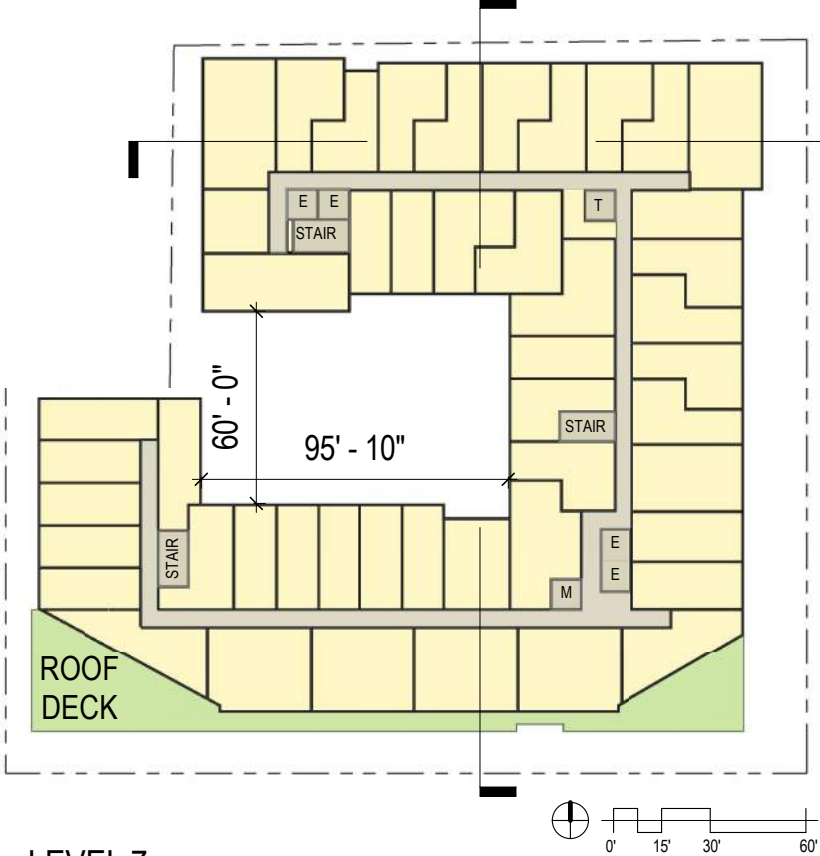
CS3 336.A



GROUND FLOOR WITH CONTEXT

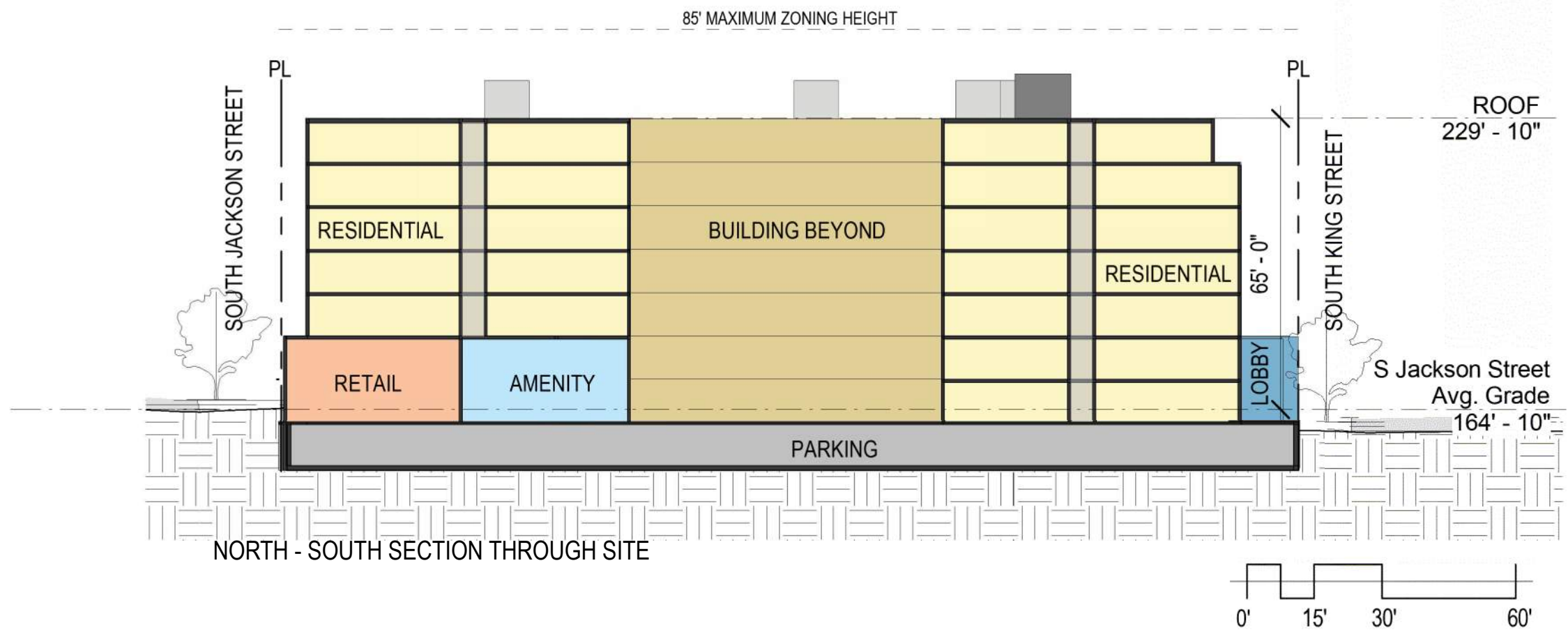
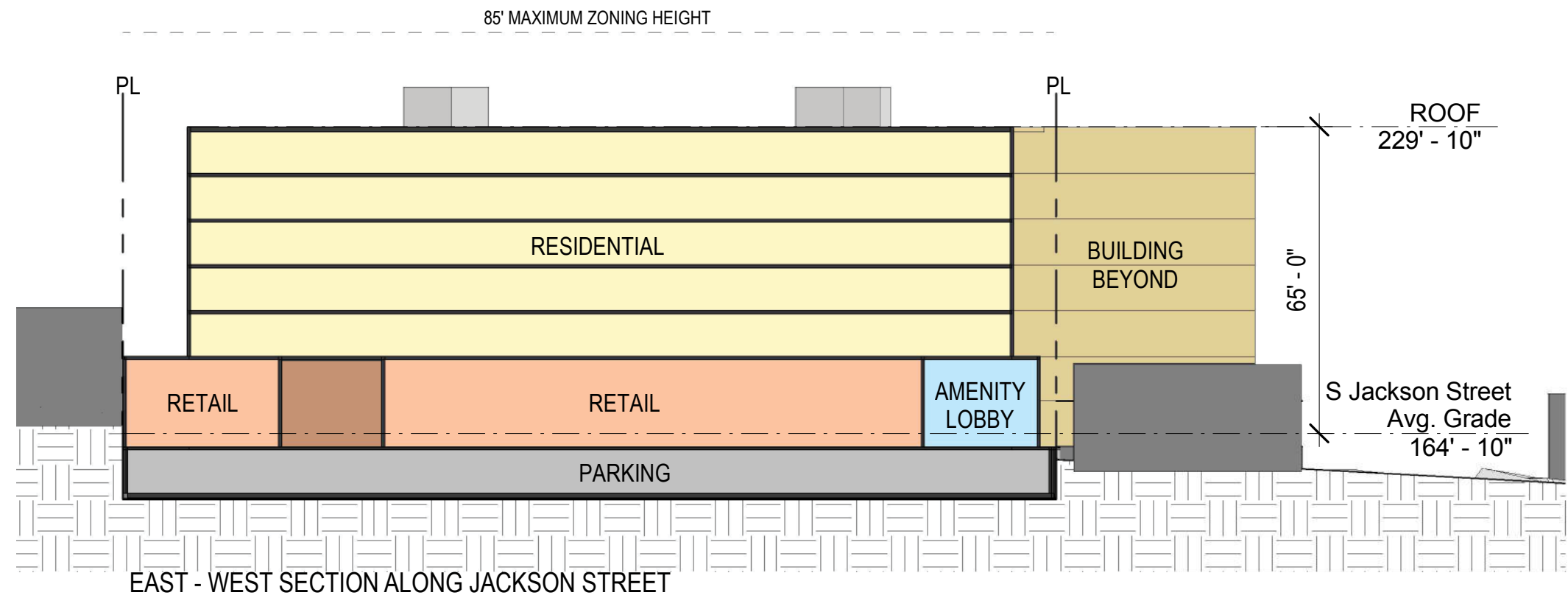


TYPICAL RESIDENTIAL FLOOR



LEVEL 7

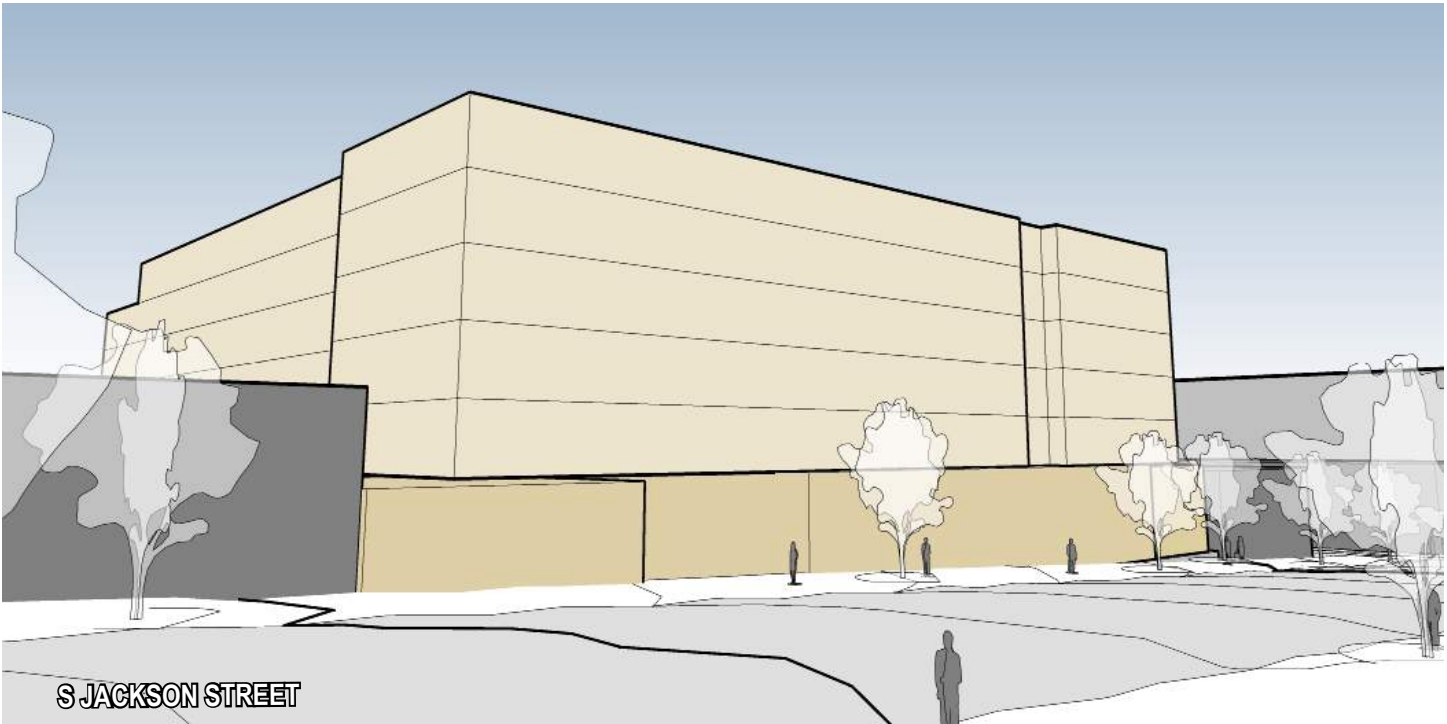
SCHEME 4: "C" PREFERRED - SECTIONS



SCHEME 4: "C" PREFERRED - 3D VIEWS



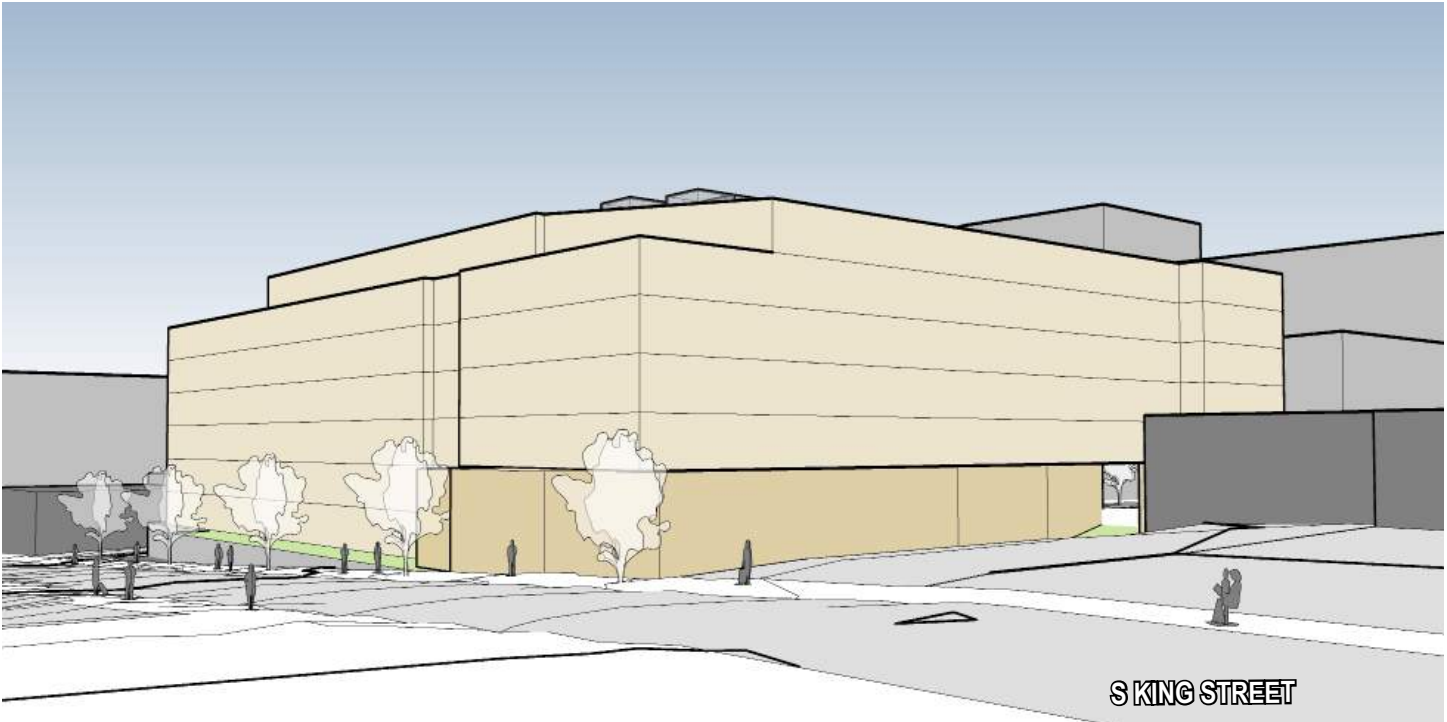
EXISTING VIEW LOOKING WEST DOWN JACKSON STREET.



VIEW LOOKING SOUTHWEST ALONG JACKSON STREET



EXISTING VIEW LOOKING WEST DOWN KING STREET.



VIEW LOOKING NORTHWEST ALONG KING STREET

SCHEME 4: "C" PREFERRED - SUN ANGLE STUDIES

9 AM

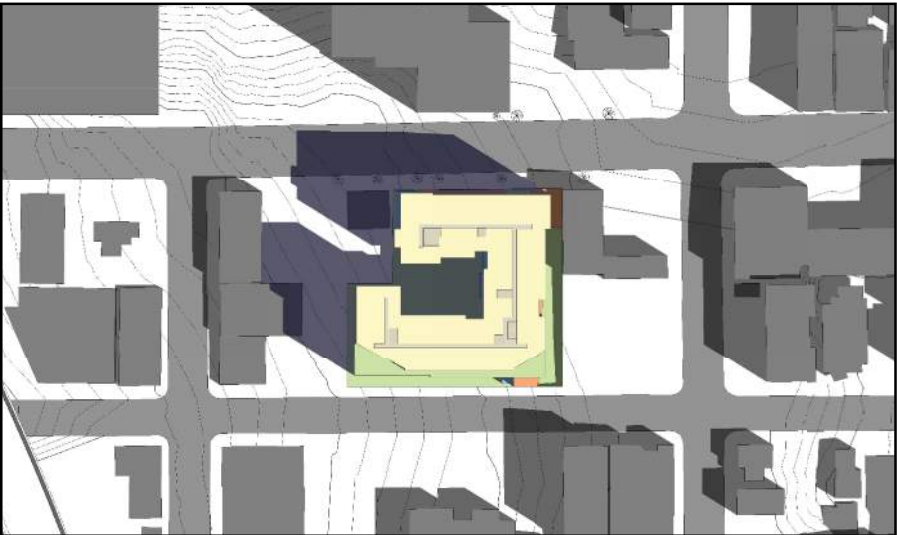
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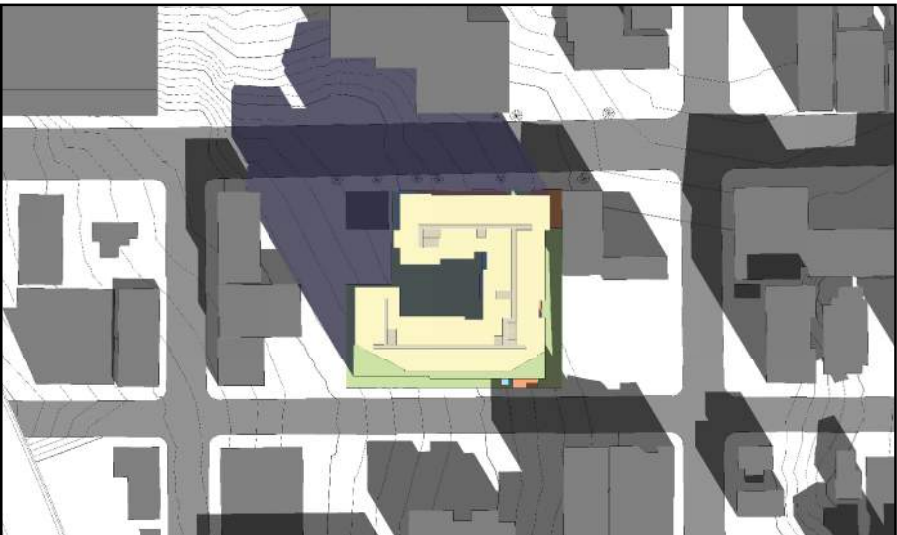
SUMMER
SOLSTICE



EQUINOX



WINTER
SOLSTICE



MID-RISE MASSING PRECEDENTS



INSCAPE BUILDING



HIRABAYASHI PLACE



ALPS HOTEL



THAI BIHN APARTMENTS (UNDER CONSTRUCTION)



PUBLIX HOTEL APARTMENTS

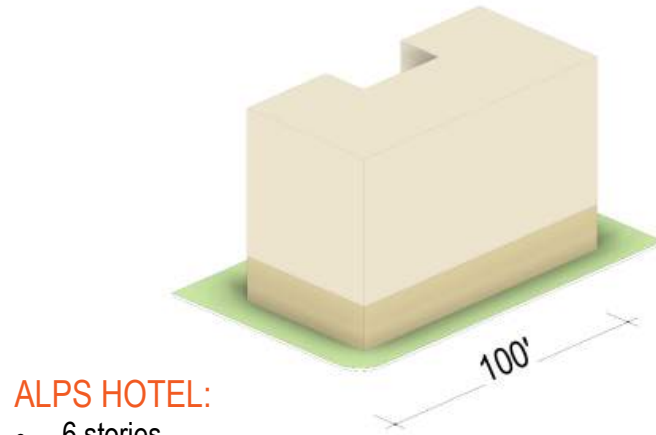
MID-RISE CHARACTER

Around the International District Chinatown area there are few examples of architecture with applicable scale. The examples found within the district share common features of a strong architectural base with authentic materials near pedestrian level. Each example incorporates local color, themes, and textures into the urban character. Uniting all the projects is strong element of porosity at retail level and fenestration marks regular rhythm along the facade.



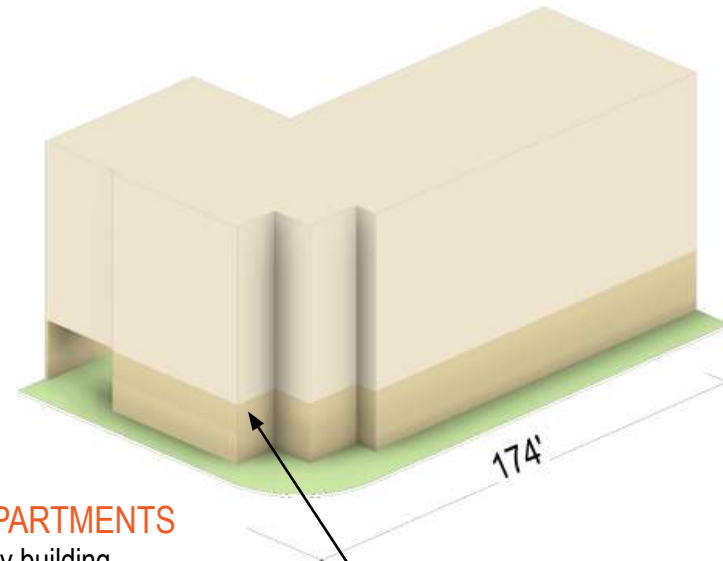
ICON APARTMENTS

MID-RISE MASSING PRECEDENTS



ALPS HOTEL:

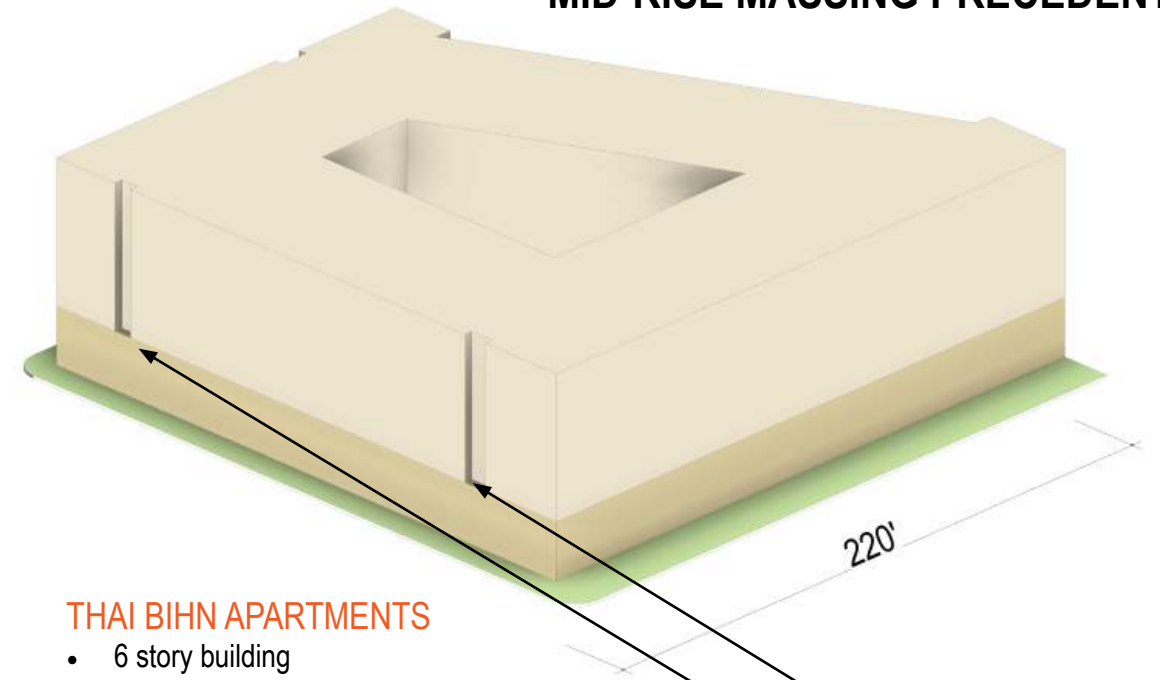
- 6 stories
- Historic building
- Differentiated base of durable materials



ICON APARTMENTS

- 7 story building
- Strong corner expression
- No residential courtyard
- Durable materials at base
- Facade as a clean plane punctuated by regimented openings

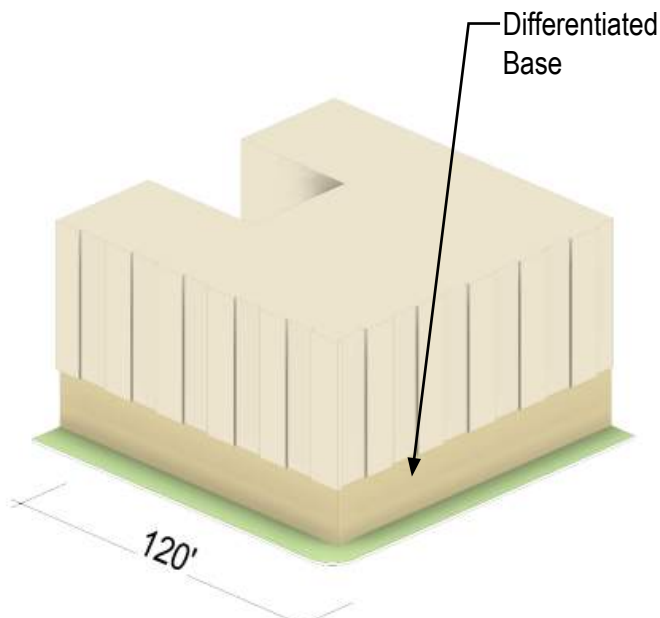
Singular vertical expression



THAI BIHN APARTMENTS

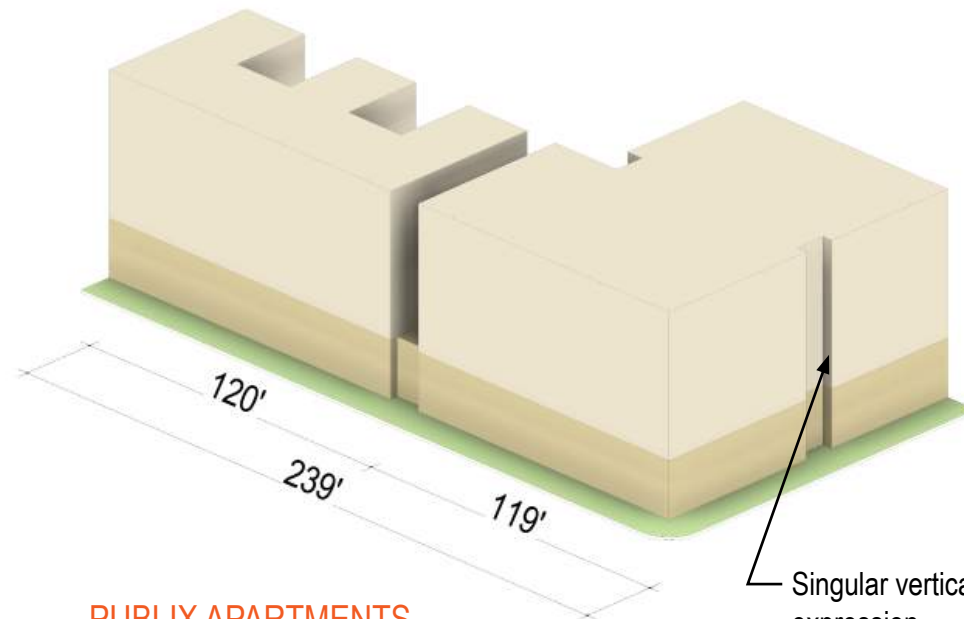
- 6 story building
- Differentiated base
- Isolated, internal courtyard
- Subtle modulation
- Facade as a clean plane punctuated by regimented openings

Singular vertical expressions



HIRABAYASHI PLACE

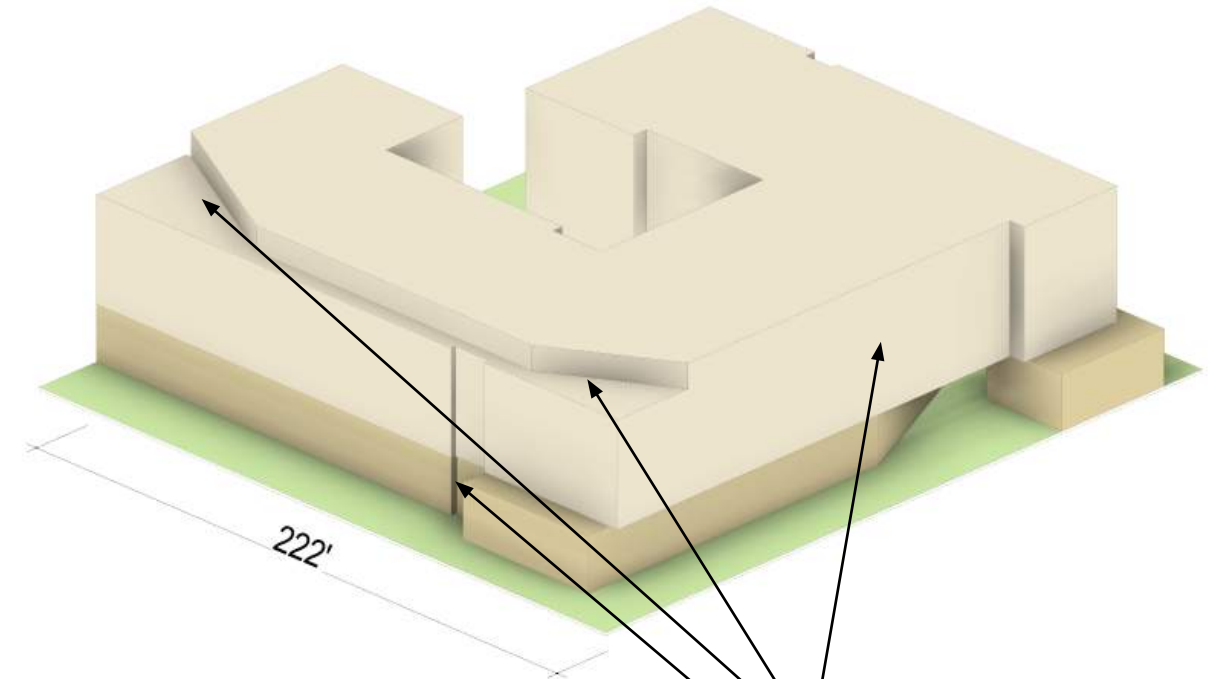
- 6 story building
- Tall, distinct storefront base on two sides
- "Textured" upper portion
- Small, north facing residential courtyard
- Balconies or Juliette only on courtyard



PUBLIX APARTMENTS

- 6 story new addition
- Base sized to match historic proportions
- Simple modulation
- No courtyard in new addition
- Clean and well ordered facade

Singular vertical expression



PREFERRED SCHEME

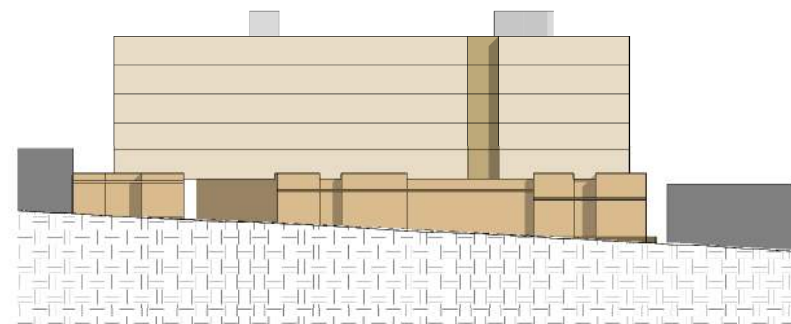
- 7 story building
- Mid-block path wraps strong base around building
- Book modulation ends on street frontage
- West facing interior courtyard
- Facade as a clean plane punctuated by regimented openings.

Few balconies or Julietts
Recesses
Singular vertical expression

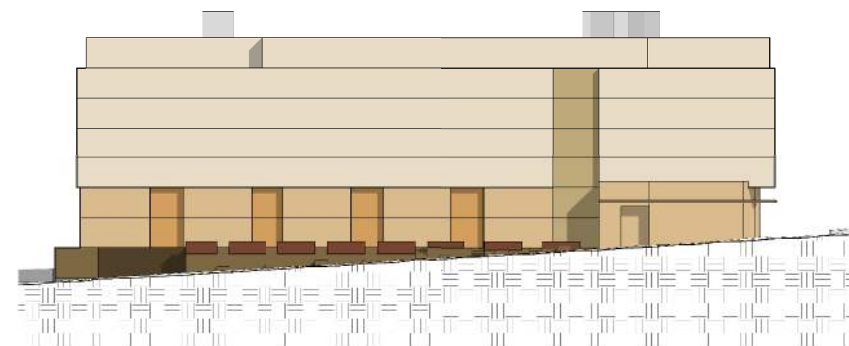
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REQUESTED DEPARTURES

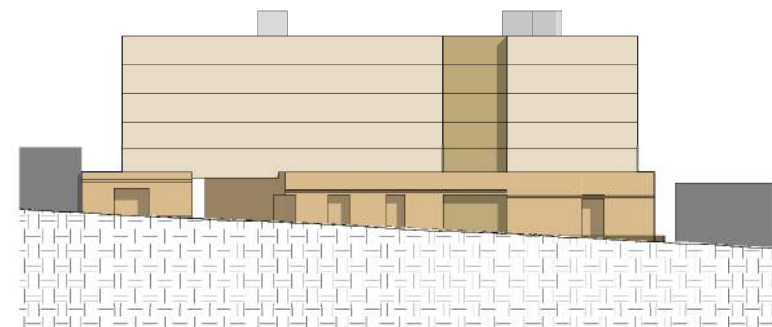
- All modulations schemes are based on the preferred massing scheme. All require the same departures
- Jackson Street Setback above 15'
- Interior Lot Line setback above 65'
- 120' width maximum (SMC 23.49.164.A)
- See departure section for more information



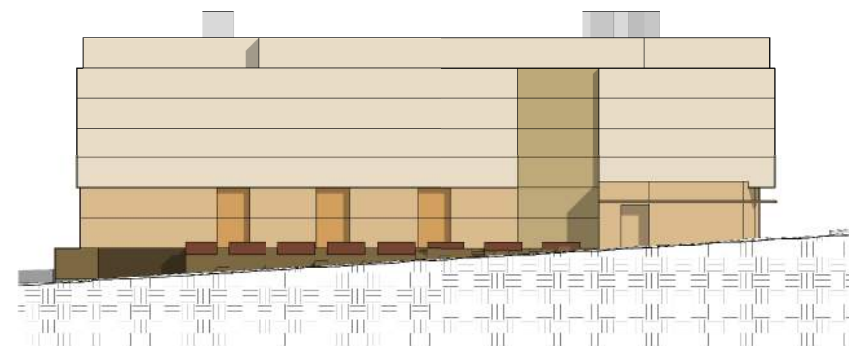
OPTION 1 - NORTH ELEVATION ON SOUTH JACKSON STREET



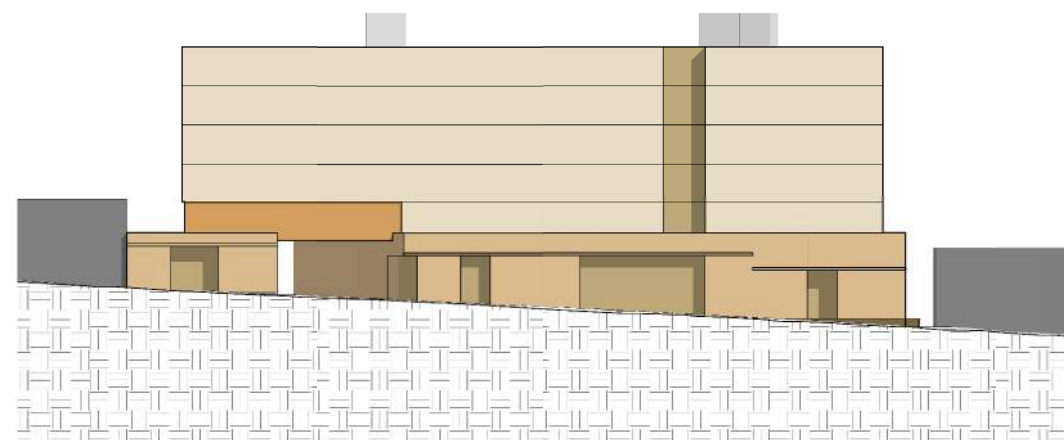
OPTION 1 - SOUTH ELEVATION ON SOUTH KING STREET



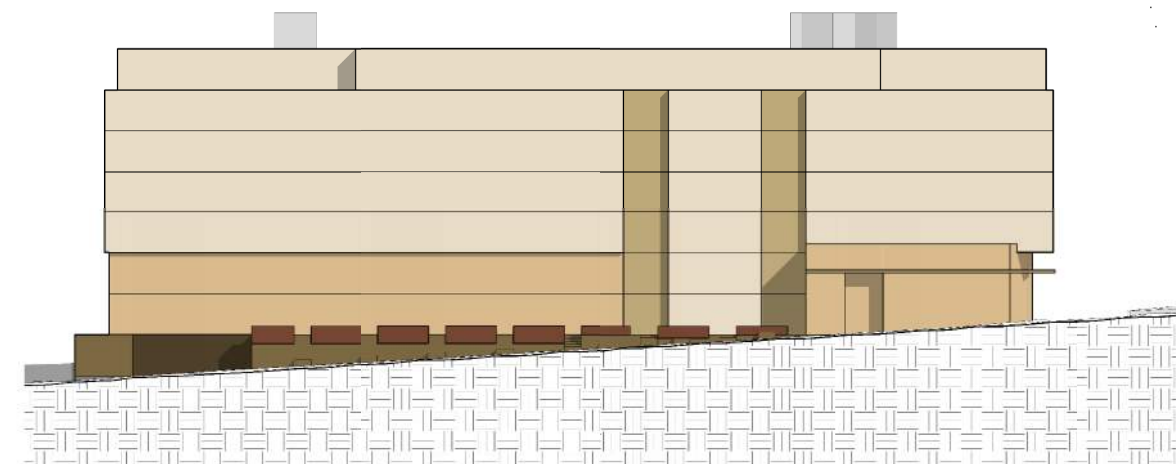
OPTION 2 - NORTH ELEVATION ON SOUTH JACKSON STREET



OPTION 2 - SOUTH ELEVATION ON SOUTH KING STREET



OPTION 3 - PREFERRED - NORTH ELEVATION ON S. JACKSON STREET



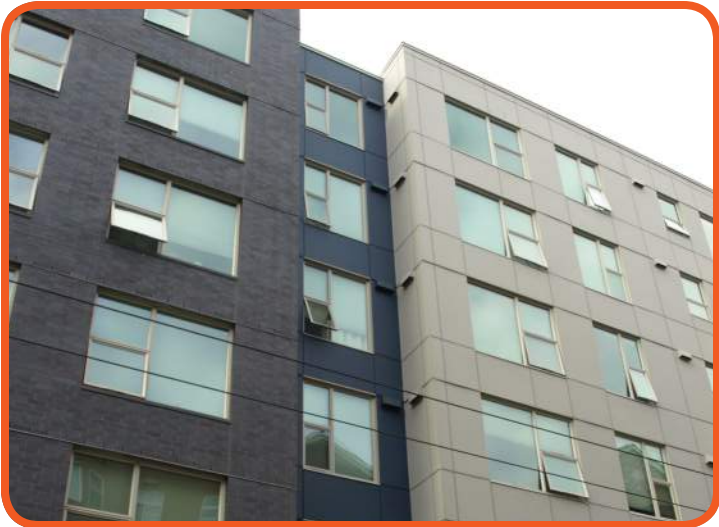
OPTION 3 - PREFERRED - SOUTH ELEVATION ON SOUTH KING STREET

PREFERRED BY ISRD BOARD

DESIGN INSPIRATION: SOUTH JACKSON STREET

COMMUNITY DESIGN RESPONSES

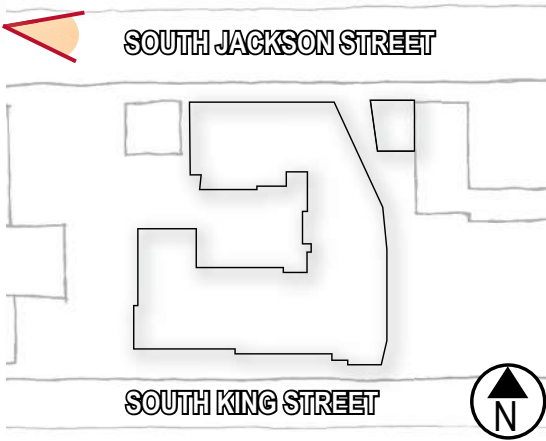
- Vibrant retail oriented facade on Jackson
- Clean facade expression
- Single vertical expression to break up mass
- Density of housing in district



Publix Hotel Apartments 504 5th Ave S, Seattle, WA



ICON Apartments, 400 S Jackson St, Seattle, WA



520 S Jackson St, Seattle, WA



1235 NW Marshall St, Portland, OR



ICON Apartments, 400 S Jackson St, Seattle, WA



Leschi House, 1011 S Weller St, Seattle, WA



8th & Republican Apts., 430 8th Ave N Seattle, WA



COMMUNITY DESIGN RESPONSES

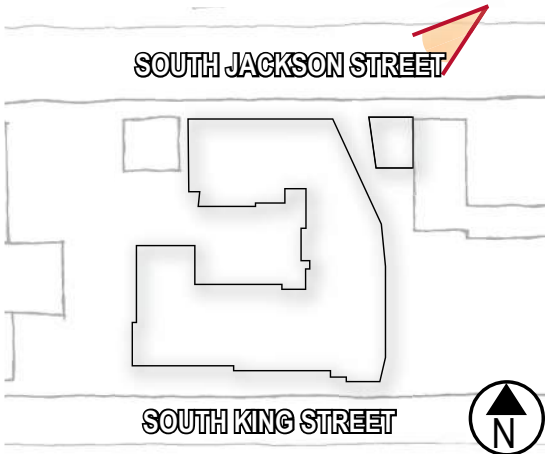
- Vibrant retail oriented facade on Jackson
- Clean, regulated window arrangement
- Single vertical expression to break up mass
- Density of housing in district



Proposed Alley Concept



2832 S.E. Belmont St, Portland, OR



DESIGN INSPIRATION: SOUTH KING STREET



Publix Hotel Apartments 504 5th Ave S, Seattle, WA



Joule Apts., 523 Broadway E, Seattle, WA 98102



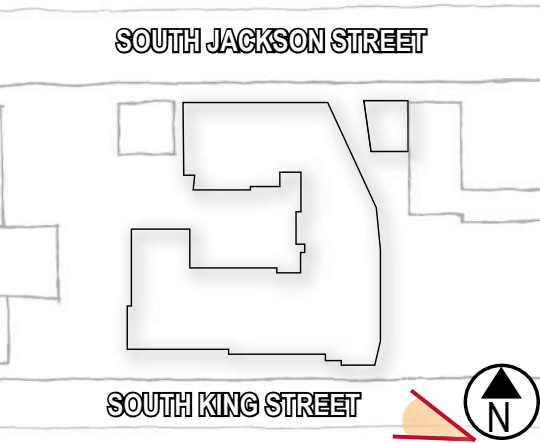
Post Alley, Seattle, WA



Hirabayashi Place, 442 S Main St, Seattle, WA



2125 Terry Ave, Seattle, WA 98121



COMMUNITY DESIGN RESPONSES

- Activate King Street with dynamic facade
- “Mixed Use” Street Character
- Calm Green Street environment
- Clean facade expression
- Single vertical expression to break up mass
- Density of housing in district



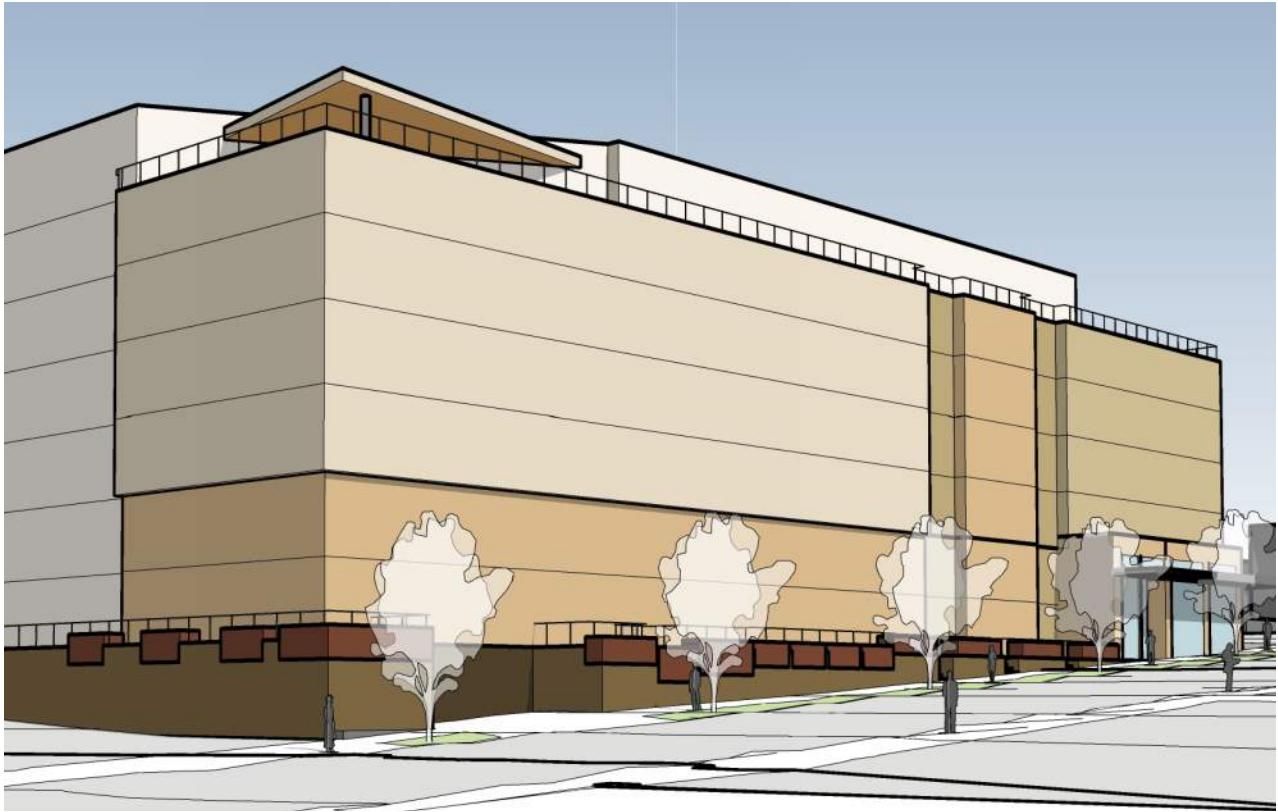
Publix Hotel Apartments 504 5th Ave S, Seattle, WA



Washington Square, 10650 NE 9th Pl., Bellevue, WA



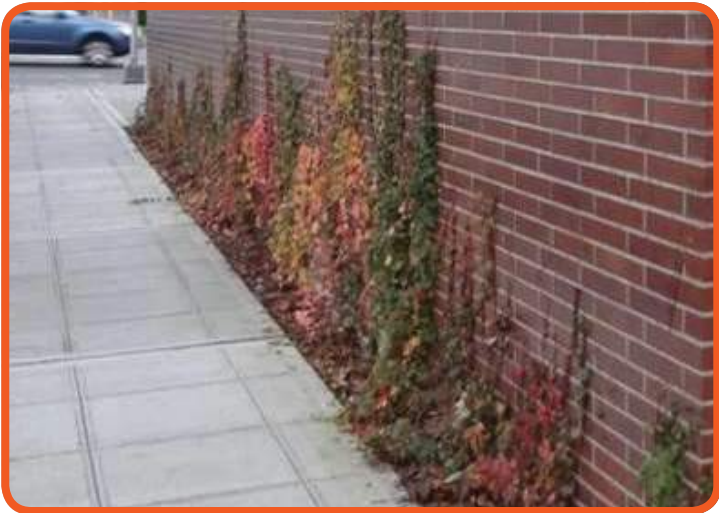
2021 9th Ave, Seattle, WA 98121



Richardson Apts., 365 Fulton St, San Francisco, CA

COMMUNITY DESIGN RESPONSES

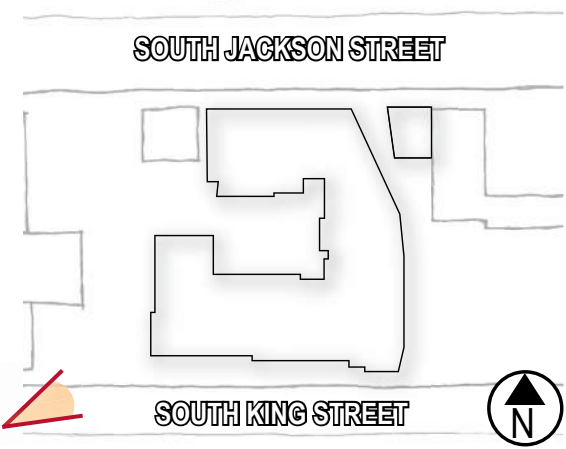
- Activate King Street with dynamic facade
- Clean facade expression
- Single vertical expression to break up mass
- Density of housing in district



Seattle Fire Station 6, 405 MLK Jr Way S, Seattle, WA

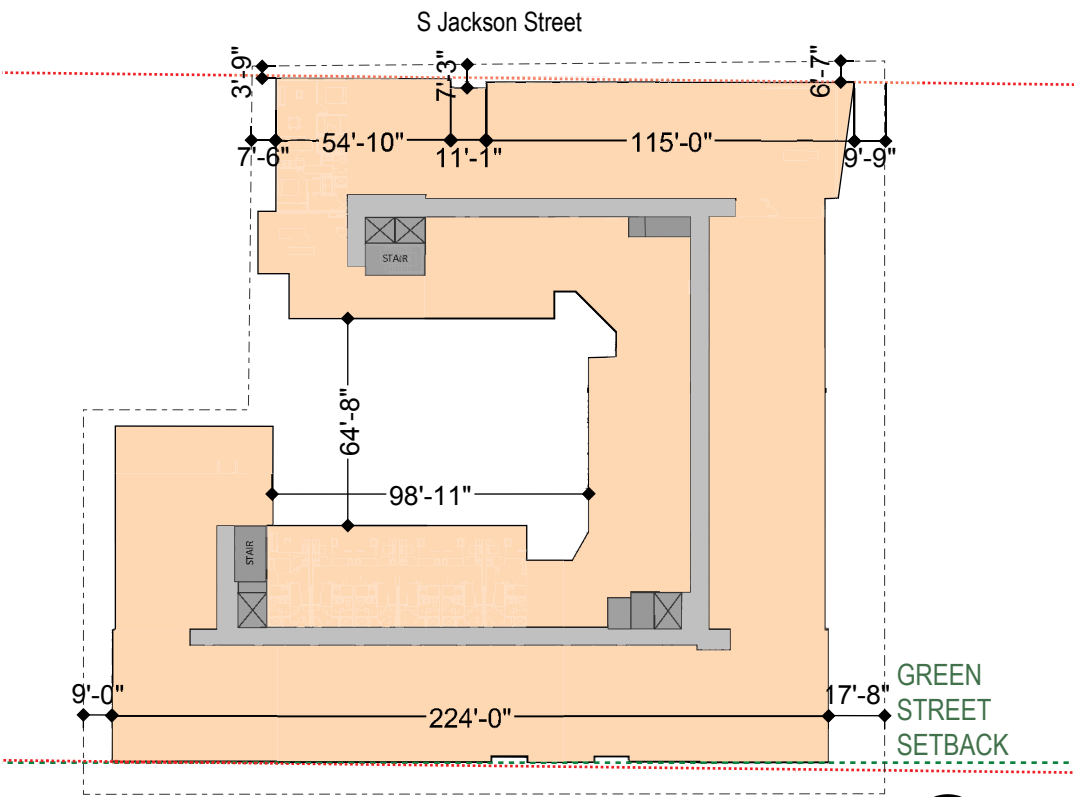


Pearl Townhouses, 630-640 NW 11th Ave, Portland, OR

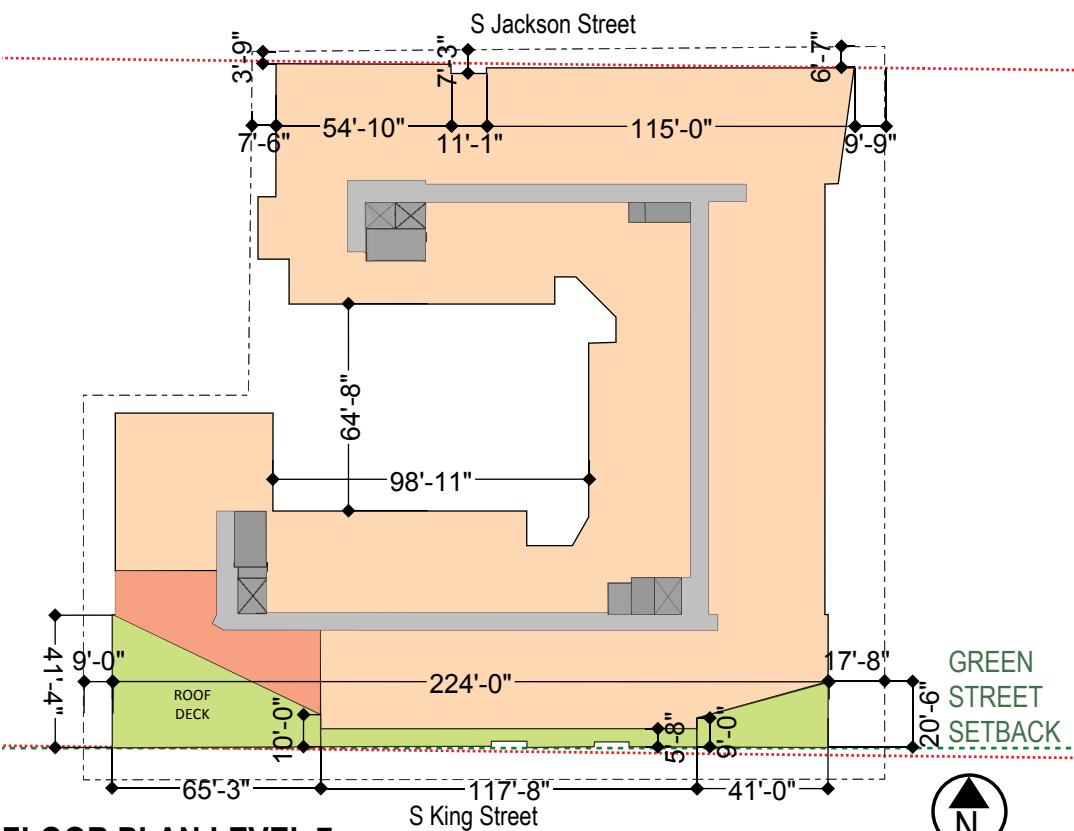


DEPARTURE REQUESTS

#	CODE SECTION	DEPARTURE REQUESTED	REASON FOR DEPARTURE
1	<p>Façade Setback Limits (SMC 23.49.162.B)</p> <p>(2). Between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade, the facade shall be located within two (2) feet of the street property line, except that:</p> <p>i. Setbacks between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade at the property line shall be permitted according to the following standards (See Exhibit 23.49.162 B.):</p> <p>(a). The maximum setback shall be ten (10) feet.</p> <p>(b). The total area of a facade that is set back more than two (2) feet from the street property line shall not exceed forty (40) percent of the total facade area between the elevations of fifteen (15) and thirty-five (35) feet.</p> <p>(c). No setback deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.</p> <p>(d). The facade of the structure shall return to within two (2) feet of the street property line between each setback area for a minimum of ten (10) feet.</p>	<p>(b) . The applicant requests that the total area of a facade that is set back more than eight (8) feet from the street property line shall not exceed forty (40) percent of the total facade area between the elevations of fifteen (15) and thirty-five (35) feet.</p> <p>(c). The applicant requests that no setback deeper than eight feet shall be wider than twenty feet, measured parallel to the street property line.</p> <p>(d). The applicant requests that the structure shall return to within eight (8) feet of the street property line between each setback area for a minimum of ten (10) feet.</p>	<p>The proposed design has a total setback area that is within 4% of the setback area allowed by code. In addition, Design Guidelines CS2: A.2 and B.2 emphasize the importance of contribute to a strong street edge and contribute to the public realm. The proposed departure creates a more expressed street edge by setting back the upper stories. CS2: D.1 and CS3: A encourages the review of existing development to create an appropriate response. The expressed street edge creates that appropriate response by fitting into the scale of the one and two story surrounding retail buildings in a contemporary manner. See departures exhibits on the proceeding pages.</p>
2	<p>Width and Depth Limits (SMC 23.49.164.A)</p> <p>Maximum width and depth for the portion of a structure above 65 feet in height is 120 feet in width</p>	<p>The applicant requests that the portion of a structure above 65 feet in height be limited in width to 230' where the portion of the street-facing facade that is parallel to the street is limited to 125 feet in width and the curved or angled portions of the facade are limited to an aggregate width of 110 feet measured parallel to the street property line.</p>	<p>The requested setback departure reduces the overall mass of the building by creating an upper story setback along the entire frontage. This results in a strong "base-middle-top" arrangement and allows the building to better fit within the massing context of the ISRD per Guideline CS2.D.1. Analysis of massing precedents in the ISRD show numerous 'base-middle-top' compositions and buildings that read as six stories. See Departure exhibits on the proceeding pages.</p>
3	<p>Side Setback (SMC 23.49.166.A.2)</p> <p>In DMR zones within South Downtown, setbacks of 10 feet are required from side lot lines that are not street lot lines, for portions of structures above a height of 65 feet.</p>	<p>The applicant requests that in DMR zones within South Downtown, setbacks of 10 feet from side lot lines that are not street lot lines, for portions of structures above a height of 65 feet, be reduced to two (2) feet.</p>	<p>The method of calculating structure height for a mid-block through-site places a dividing line halfway through the site. A portion of the property line runs parallel to the dividing line for a short distance. This creates a four foot wide sliver of non-conforming building sandwiched between two conforming portions of the building. Granting this departure would allow for sensible construction and would not substantially change the exterior appearance of the building. This is an appropriate response to site characteristics per CS2.B.1 and results in a better design than the code compliant alternative.</p>

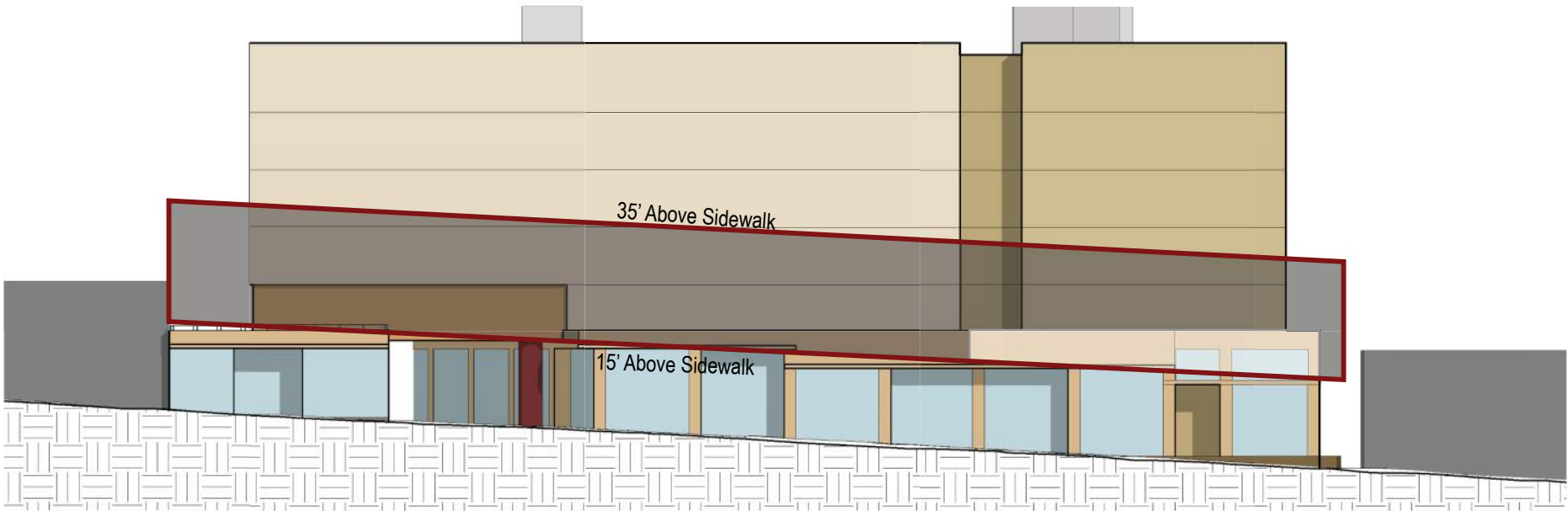


TYPICAL FLOOR PLAN LEVELS 3-6



FLOOR PLAN LEVEL 7

DEPARTURE #1 EXHIBITS



S JACKSON STREET ELEVATION

CALCULATION OF ALLOWABLE SETBACK AREA ON S JACKSON FACADE

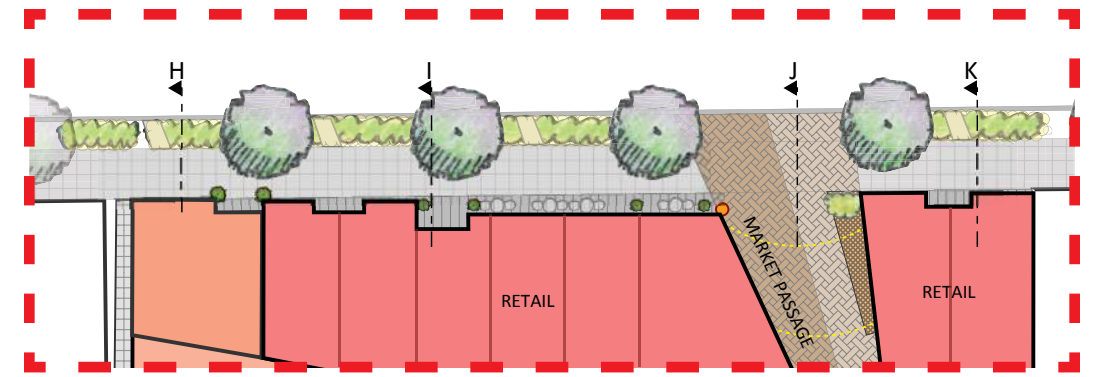
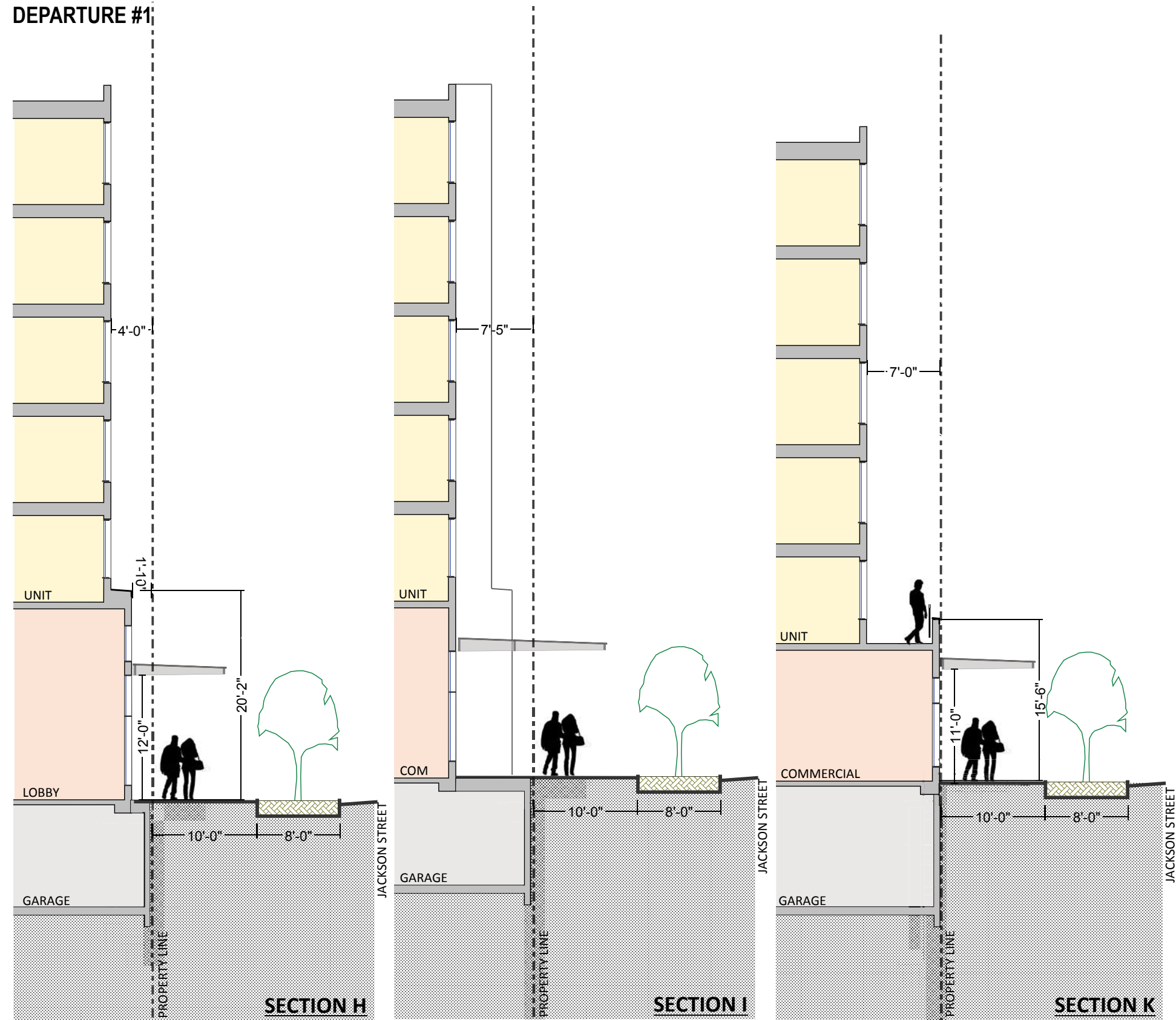
10 Allowed Setback	72 Facade Setback allowed to exceed 2'	40% = 720 SF
2 Allowed Setback	108 Facade Setback 2' or Less	60% = 216 SF
180 Total Facade Length		936 SF Total Allowed Setback Area

CALCULATION OF PROPOSED SETBACK AREA ON S JACKSON FACADE

4 Proposed Setback	55' Length of Facade	31% = 220 SF
7 Proposed Setback	11' Length of Facade	6% = 79.75 SF
6' Proposed Setback (avg)	115' Length of Facade	64% = 690 SF
180 Total Facade Length		979 SF Total Proposed Setback Area
		4% Difference

DEPARTURE REQUESTS

DEPARTURE #1:



KEY PLAN



AERIAL VIEW OF JACKSON STREET

DEPARTURE #2 EXHIBIT

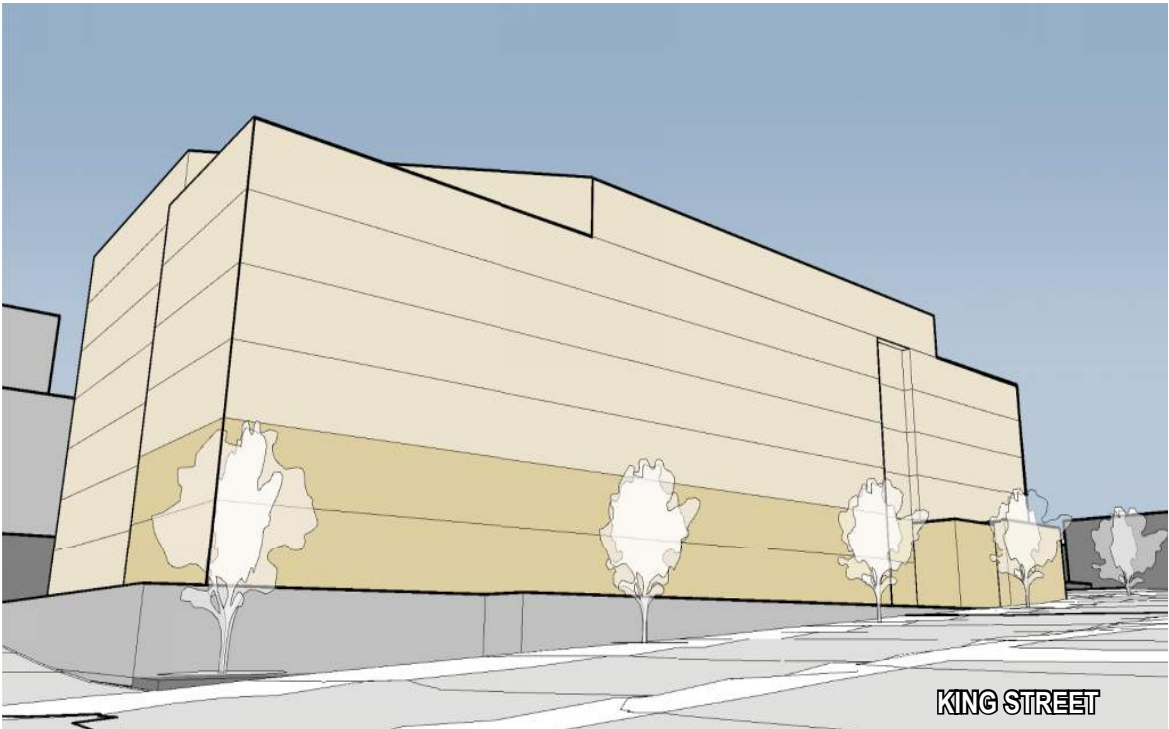
Width and Depth Limits
(SMC 23.49.164.A)

Maximum width and depth for the portion of a structure above 65 feet in height is 120 feet in width.

The code complaint set back area of the building portion above 65 feet totals to 2,970 SF. Along the face of the building, the averaged setback of the code complaint scheme is 12 feet and 2 inches.

The requested departure exceeds the 120 foot facade limit along the street frontage for the portion of the structure above 65 feet. The requested departure set back area totals to 2980 SF. Along the face of the building, the averaged setback of the requested departure is 13 feet and 0 inches.

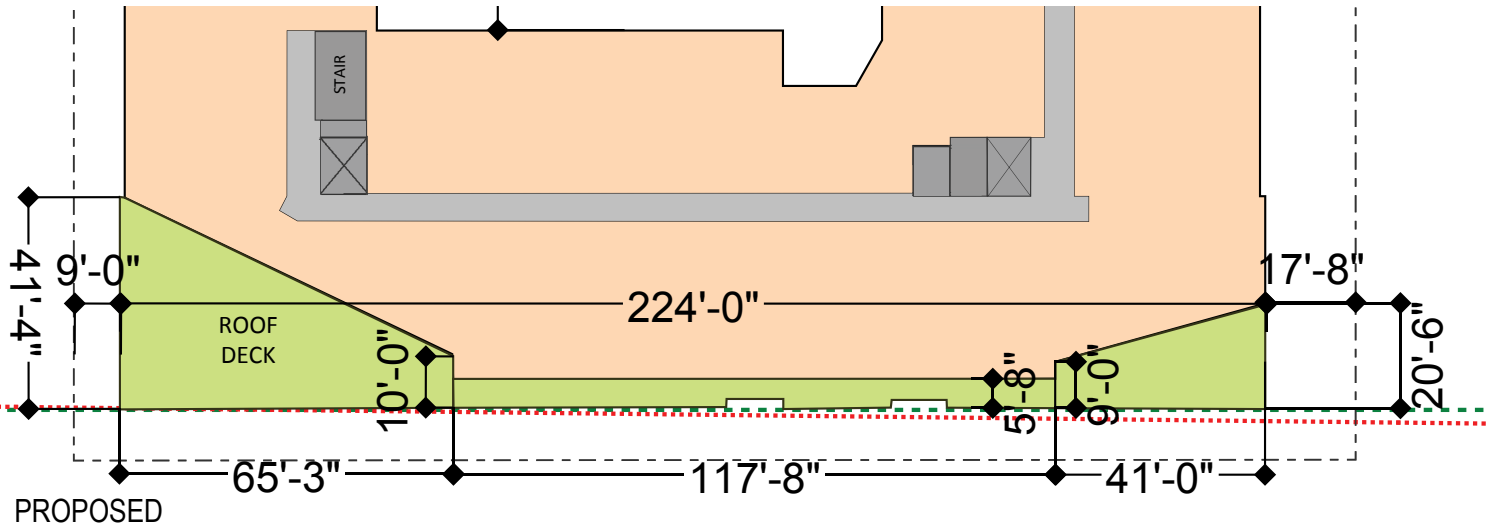
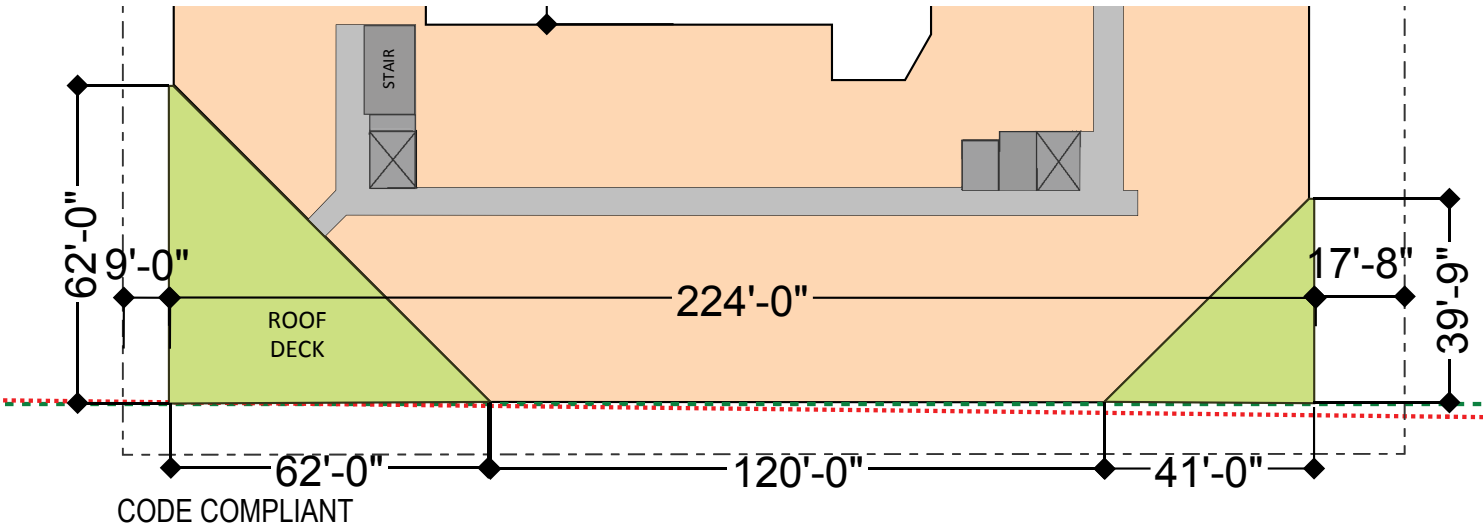
The requested departure results in setback area increase of 10 SF. The requested departure results a comparable averaged setback to the code compliant.

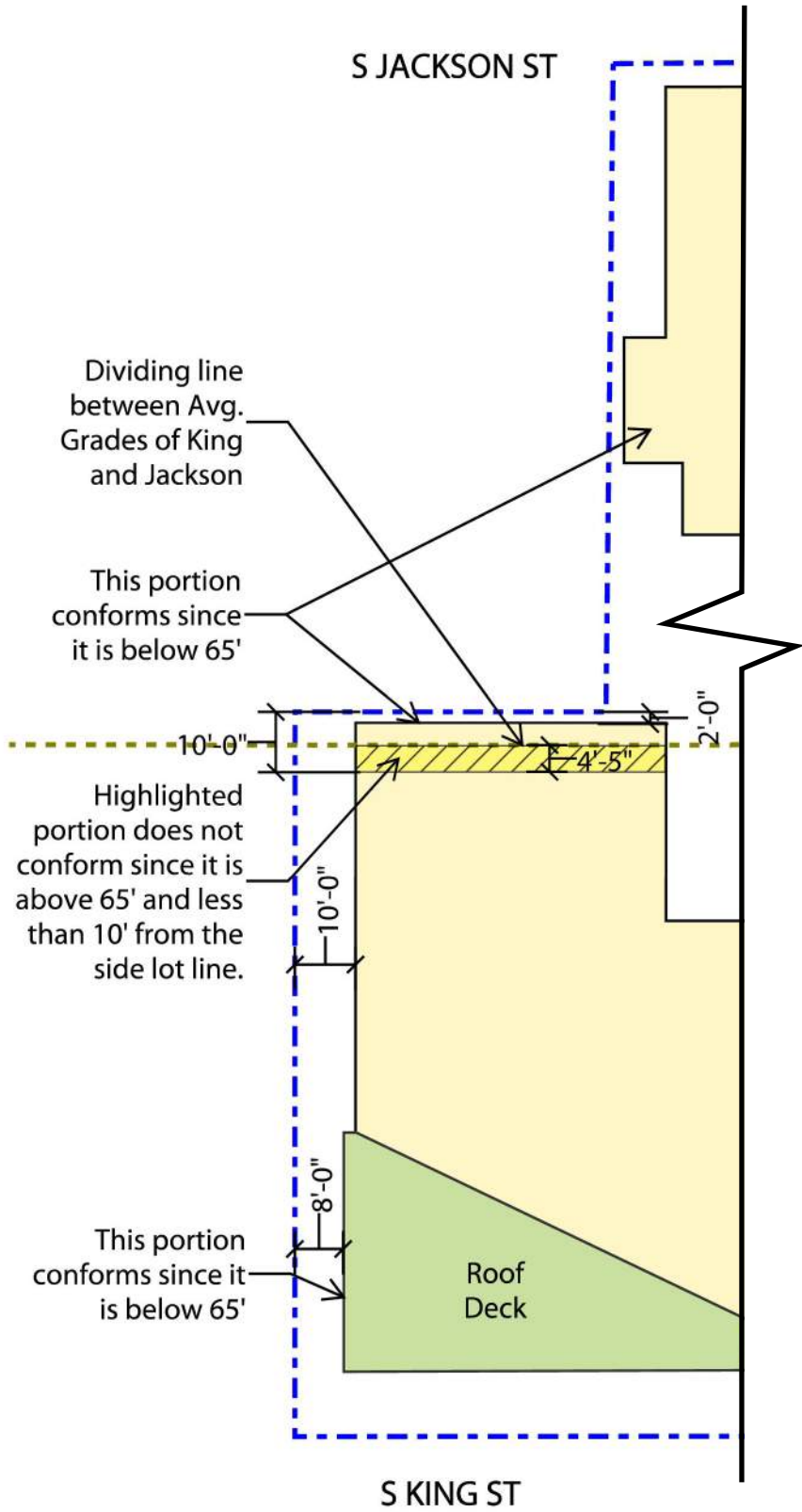


CODE COMPLIANT SET BACK



REQUESTED SET BACK DEPARTURE







LEGEND:

- Retail Pedestrian Entrance
- Garage Pedestrian Entrance
- Primary Residential Pedestrian Entrance

0' 15' 30' 60'

MARKET PASSAGE EXPERIENCE



- COMMUNITY COMMENTS
- Support for temporary retail booths (incubator retail)
- PLANNING EFFORTS
- Mid-block crossing
 - Enhanced paving
- CHINATOWN- INTERNATIONAL DISTRICT GOALS AND OBJECTIVES
- Maximize micro to small retail opportunities



MARKET PASSAGE LOOKING NORTH TO SOUTH JACKSON STREET

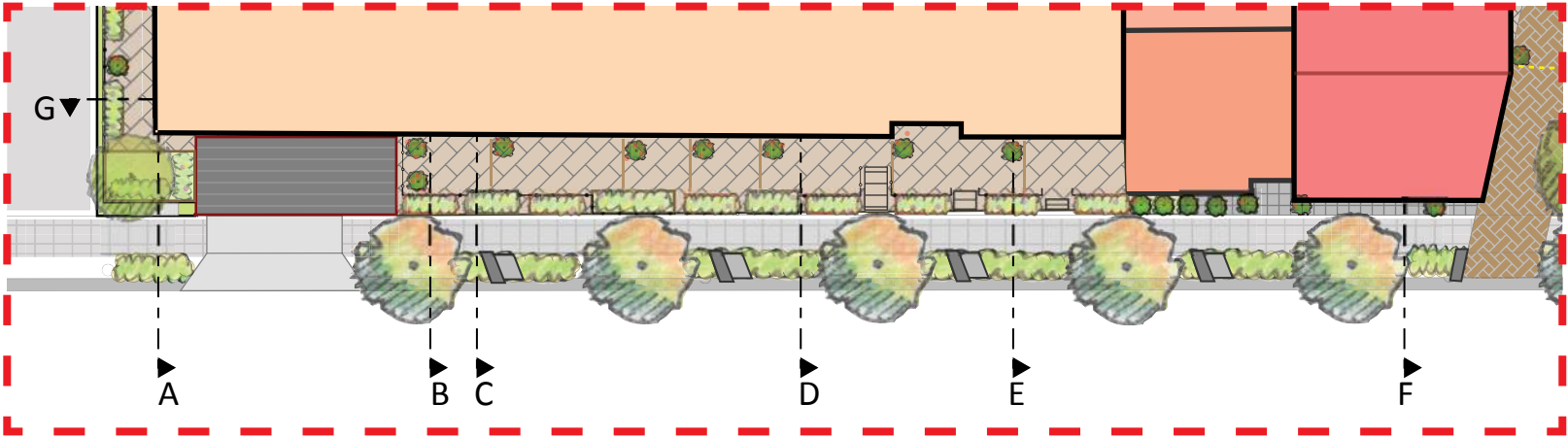


MARKET PASSAGE ENTRY LOOKING THROUGH TO SOUTH KING STREET

MARKET PASSAGE EXPERIENCE



KING STREET EXPERIENCE



GREEN STREETS:

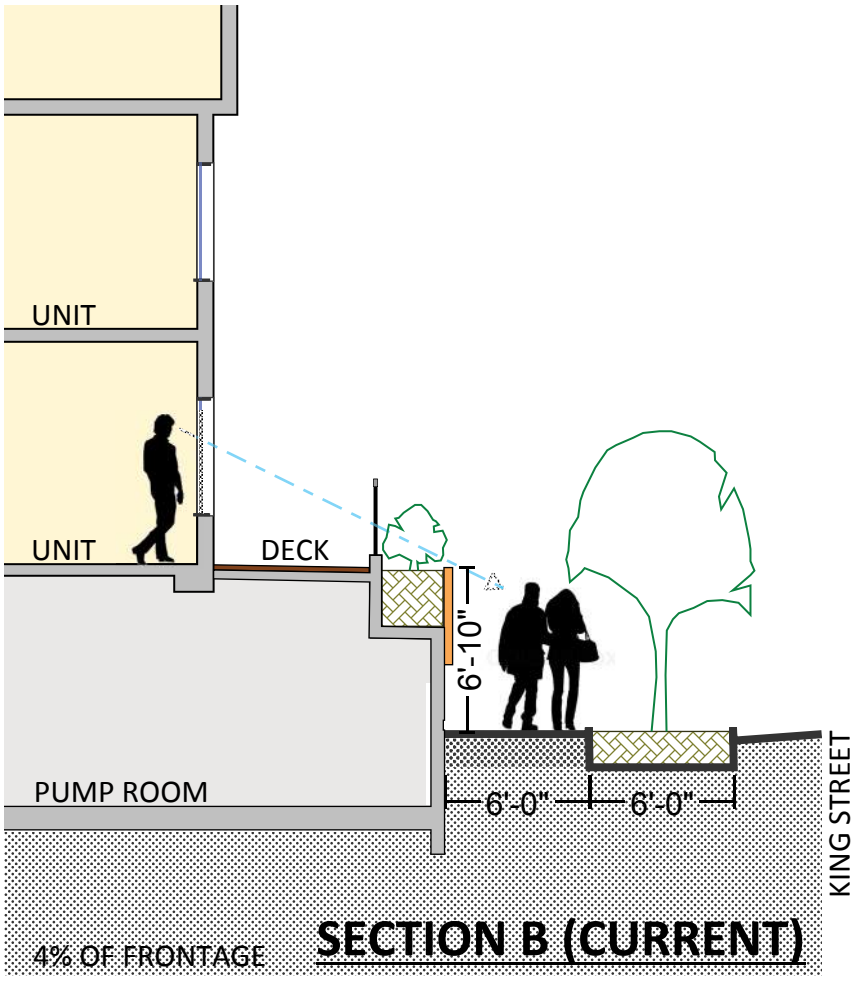
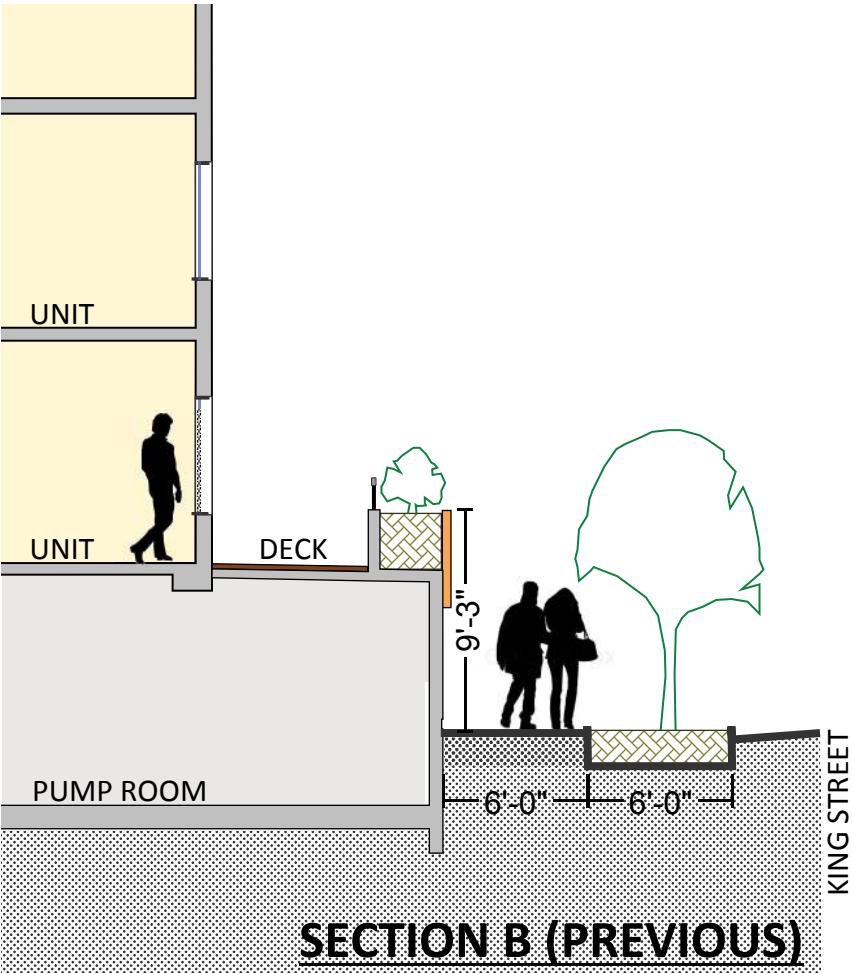
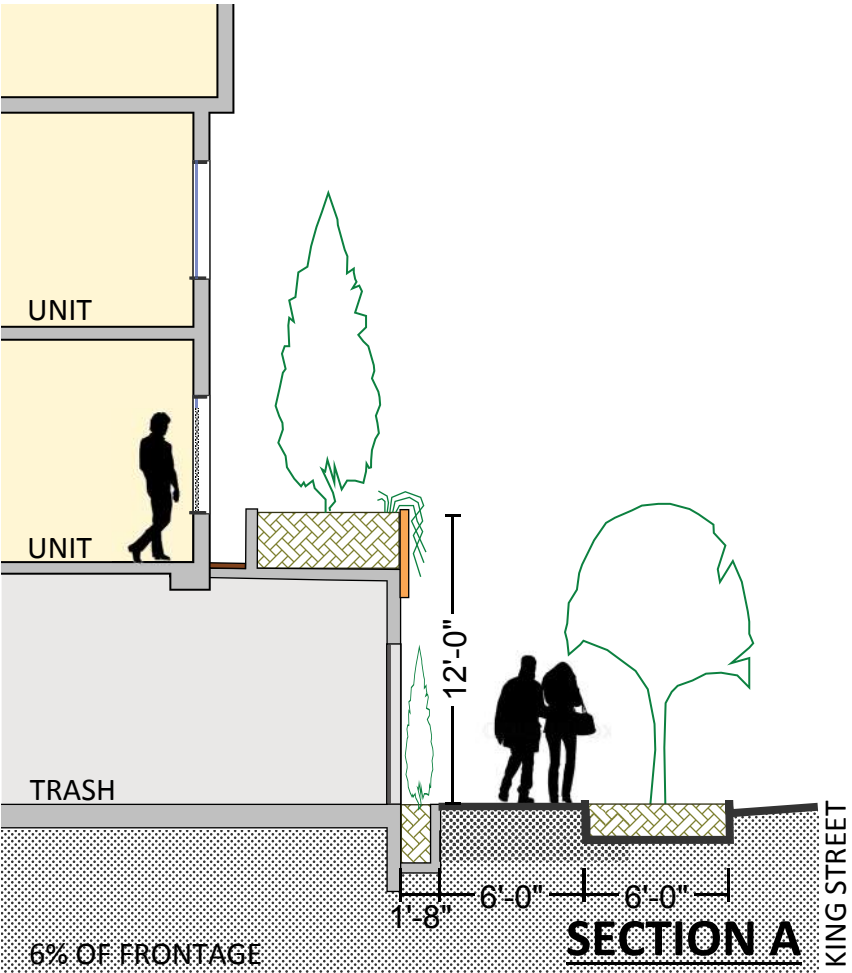
- Extra layer of planting along the sidewalk
- Mix of residential and commercial uses

COMMUNITY COMMENTS:

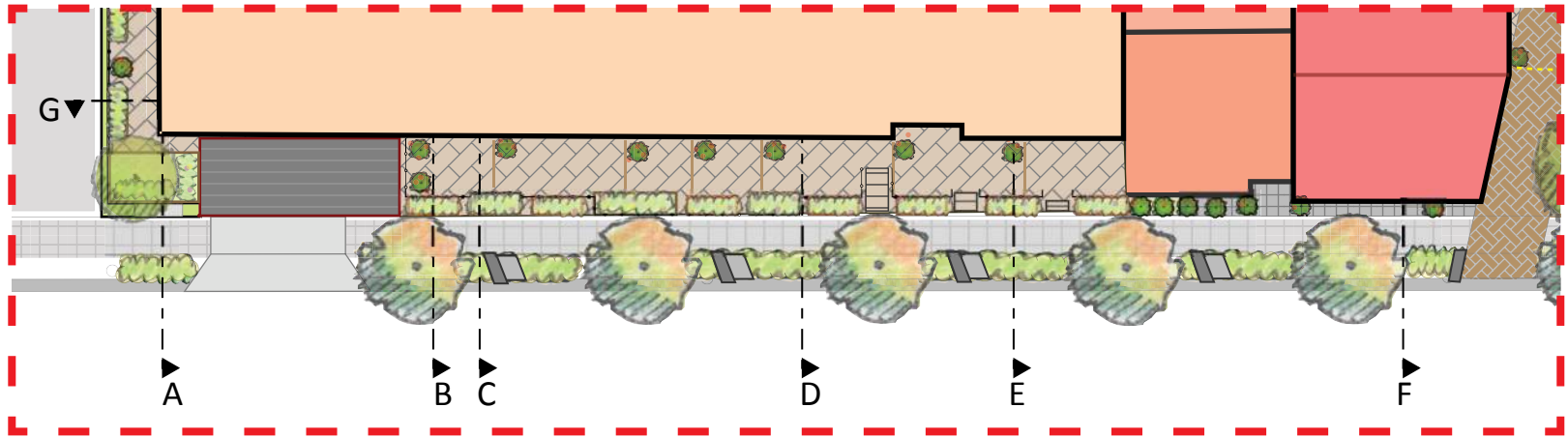
- Activate King Street with dynamic facade
- Enhanced landscaping for the pedestrian experience
- Provide commercial parking

CHINATOWN-INTERNATIONAL DISTRICT GOALS AND OBJECTIVES:

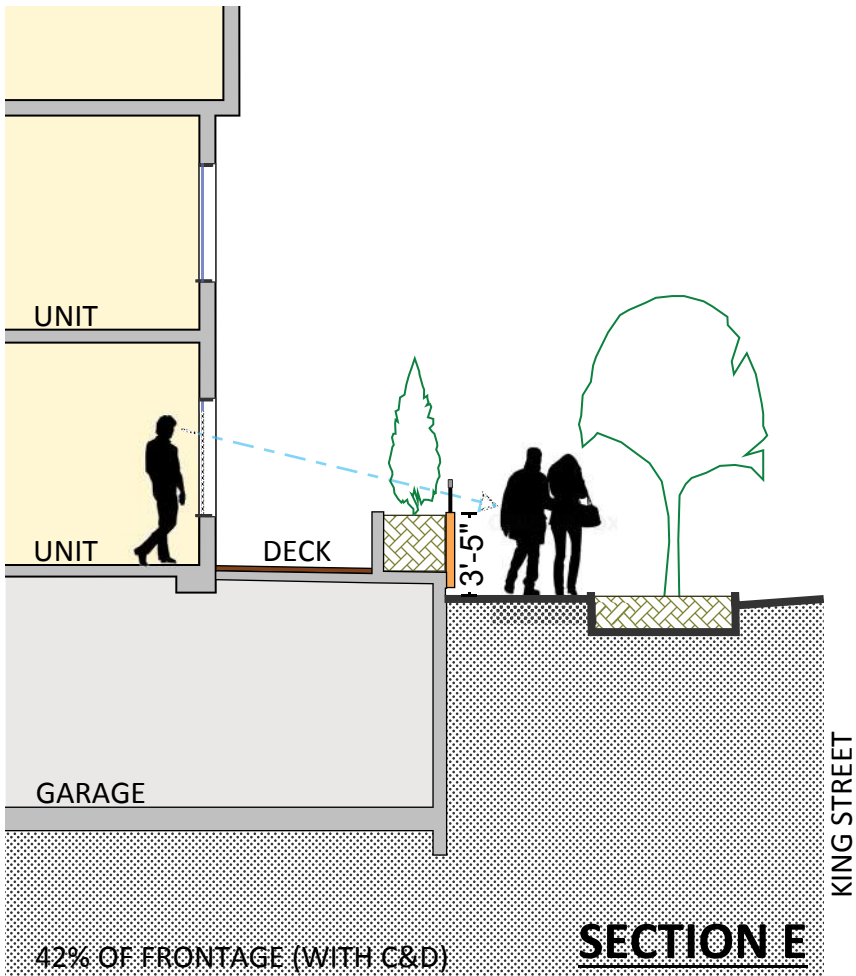
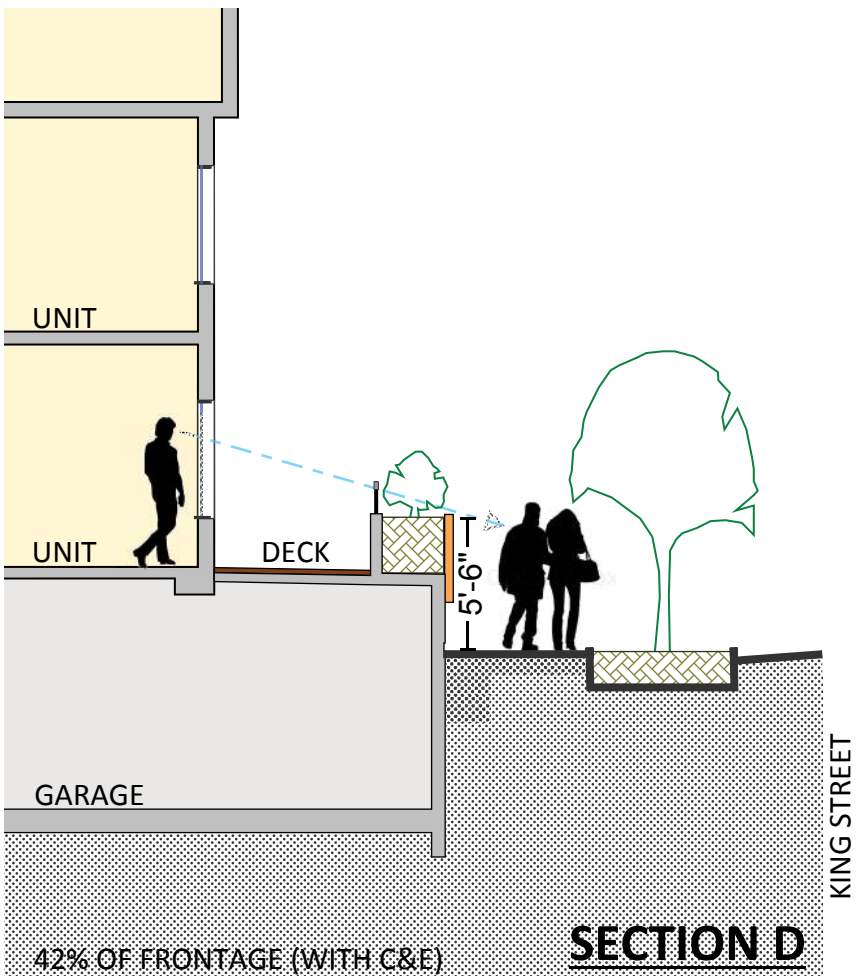
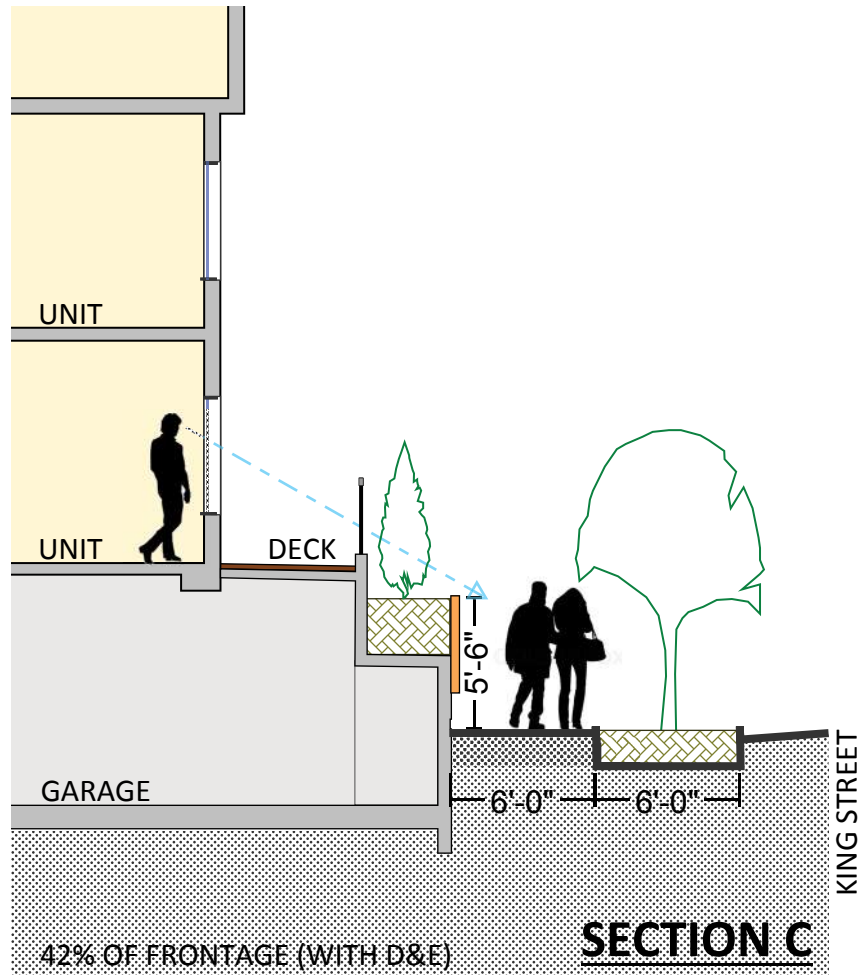
- Add residential density and diversity.
- Enhance safety - Eyes on the street



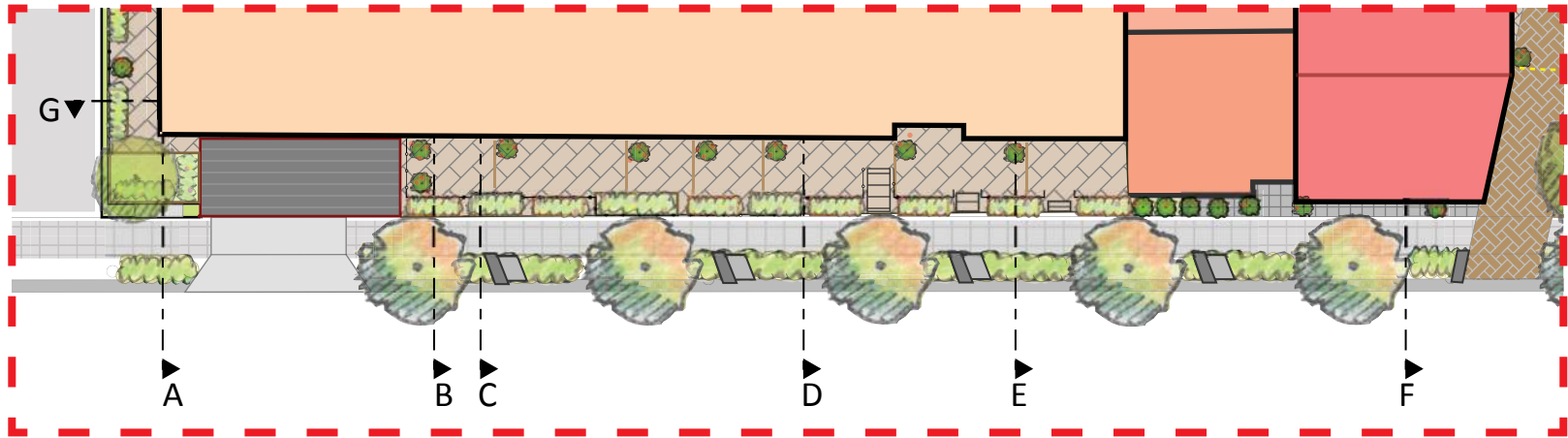
KING STREET EXPERIENCE



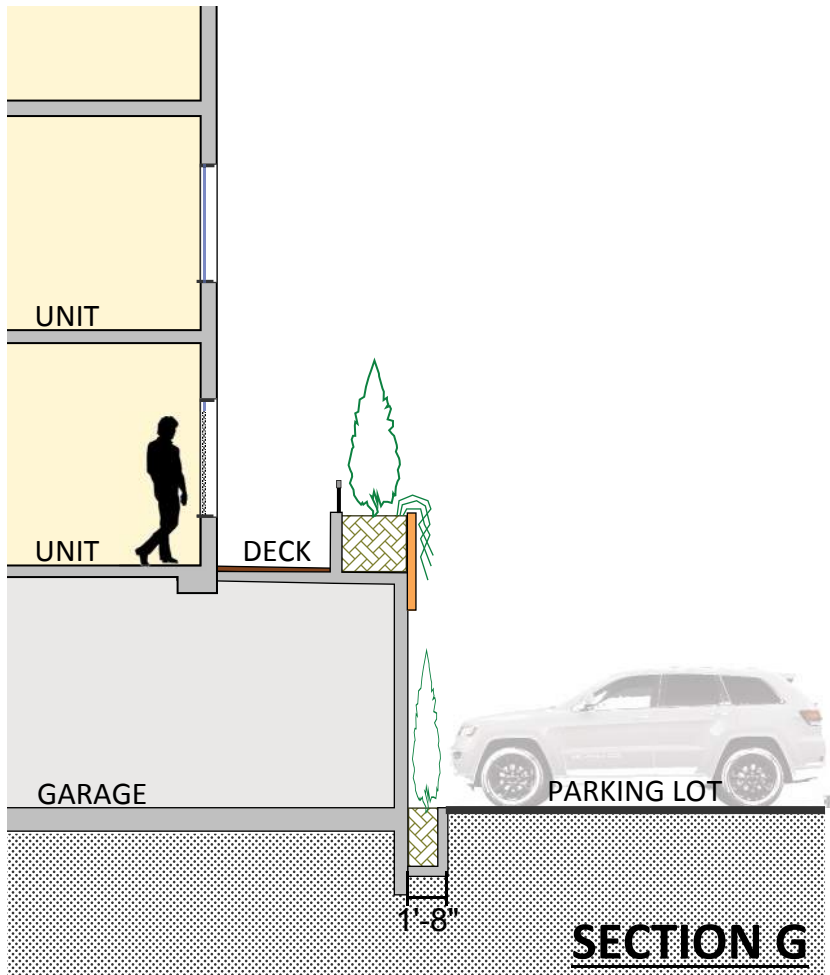
- GREEN STREETS:**
- Extra layer of planting along the sidewalk
 - Mix of residential and commercial uses
- COMMUNITY COMMENTS:**
- Activate King Street with dynamic facade
 - Enhanced landscaping for the pedestrian experience
 - Provide commercial parking
- CHINATOWN-INTERNATIONAL DISTRICT GOALS AND OBJECTIVES:**
- Add residential density and diversity.
 - Enhance safety - Eyes on the street



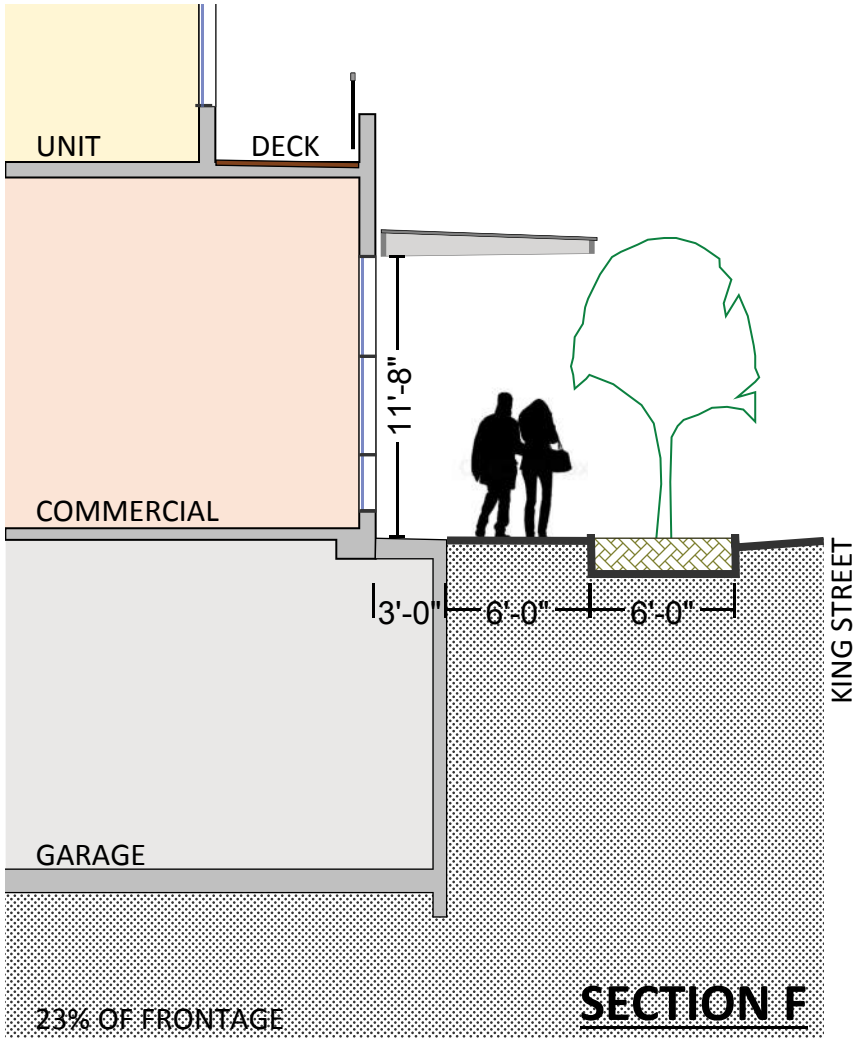
KING STREET EXPERIENCE



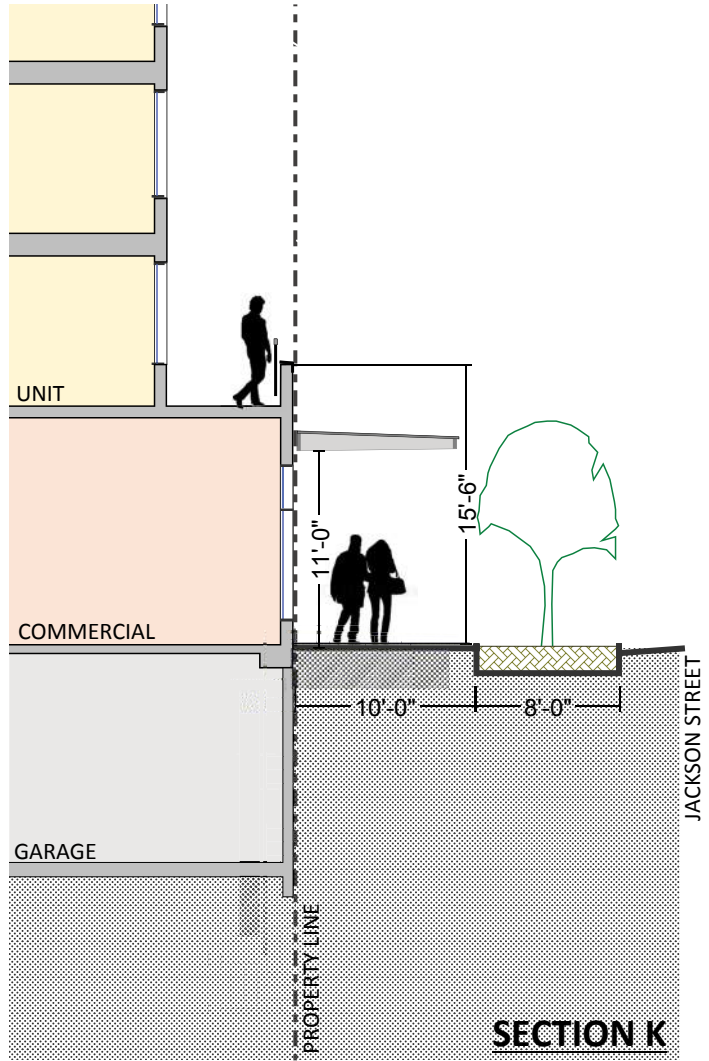
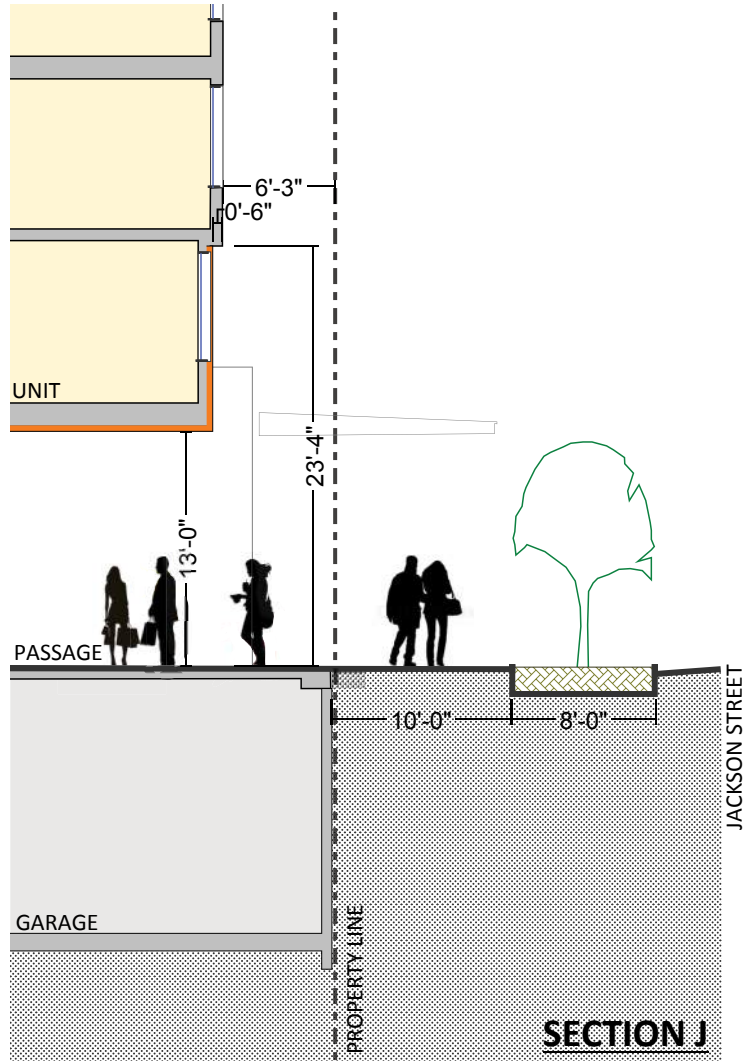
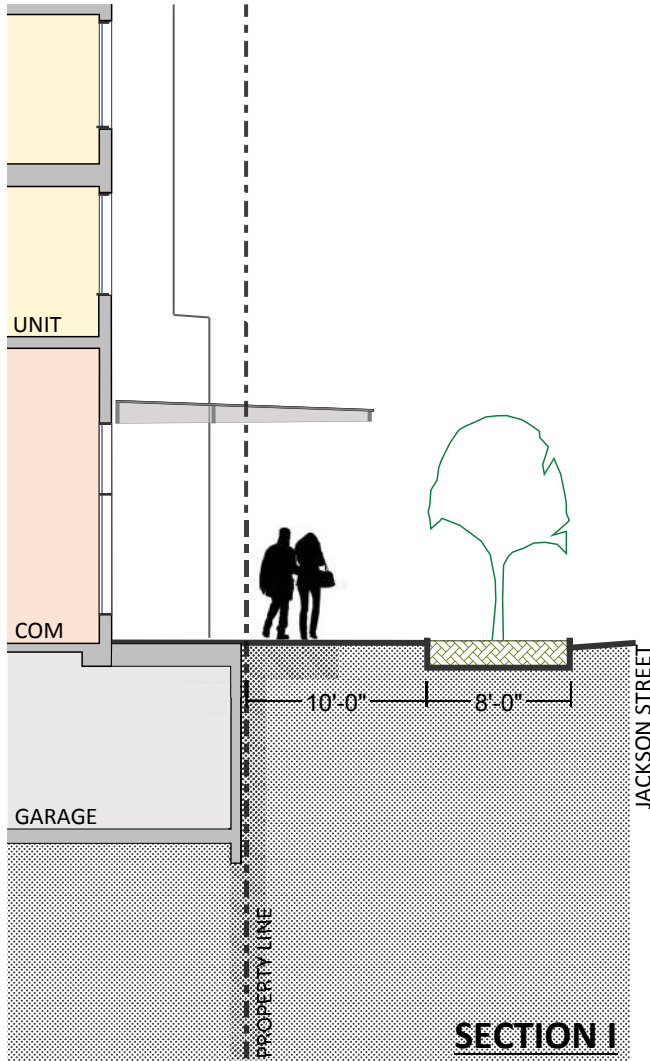
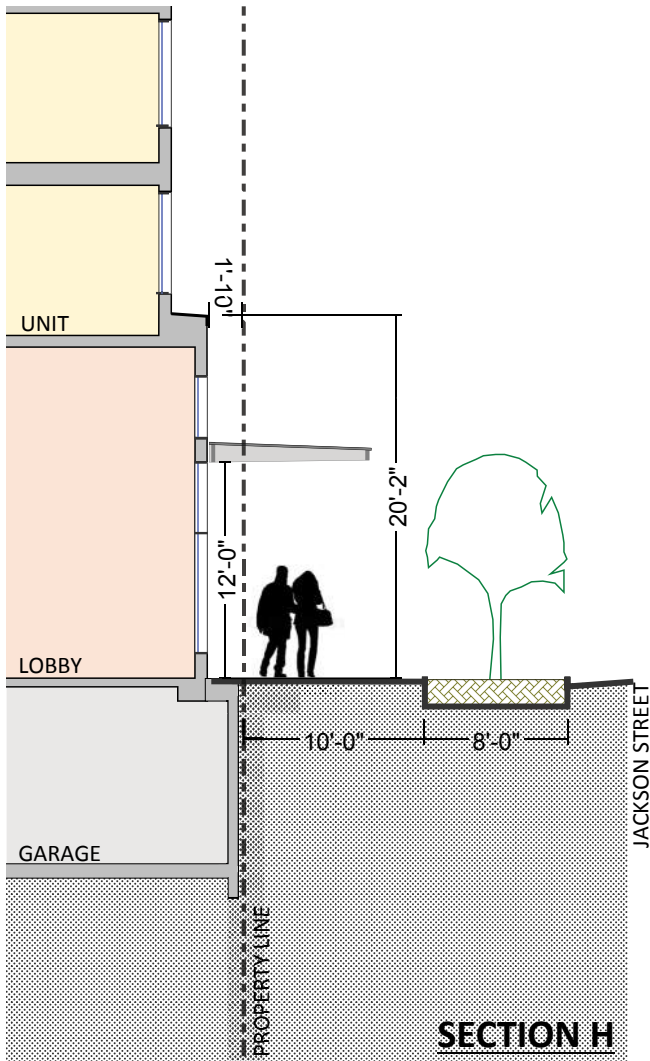
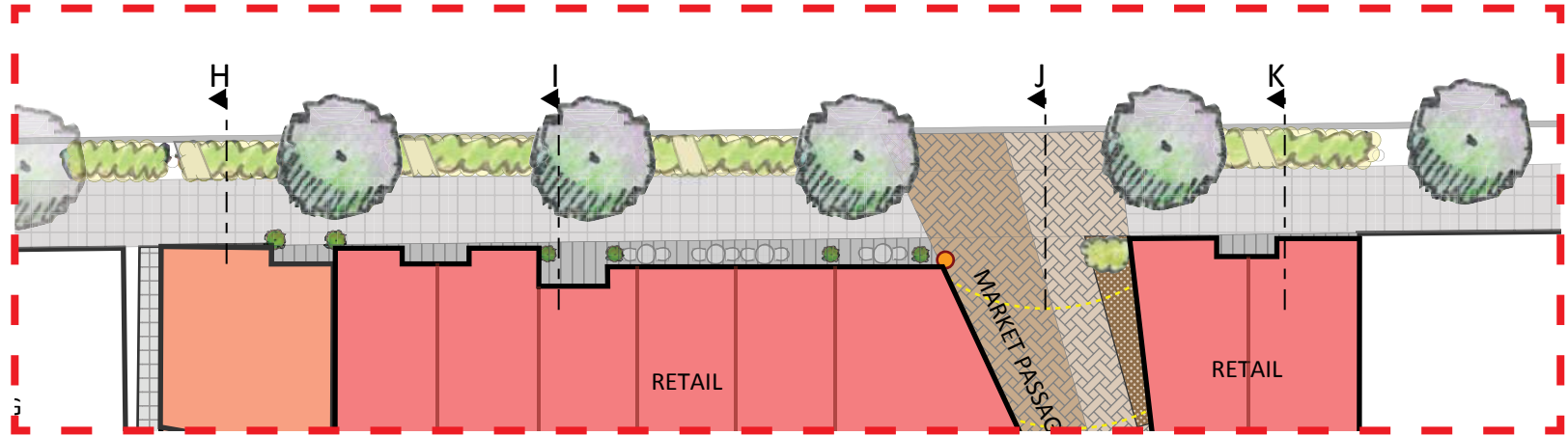
- GREEN STREETS:
- Extra layer of planting along the sidewalk
 - Mix of residential and commercial uses
- COMMUNITY COMMENTS:
- Activate King Street with dynamic facade
 - Enhanced landscaping for the pedestrian experience
 - Provide commercial parking
- CHINATOWN-INTERNATIONAL DISTRICT GOALS AND OBJECTIVES:
- Add residential density and diversity.
 - Enhance safety - Eyes on the street



SECTION G



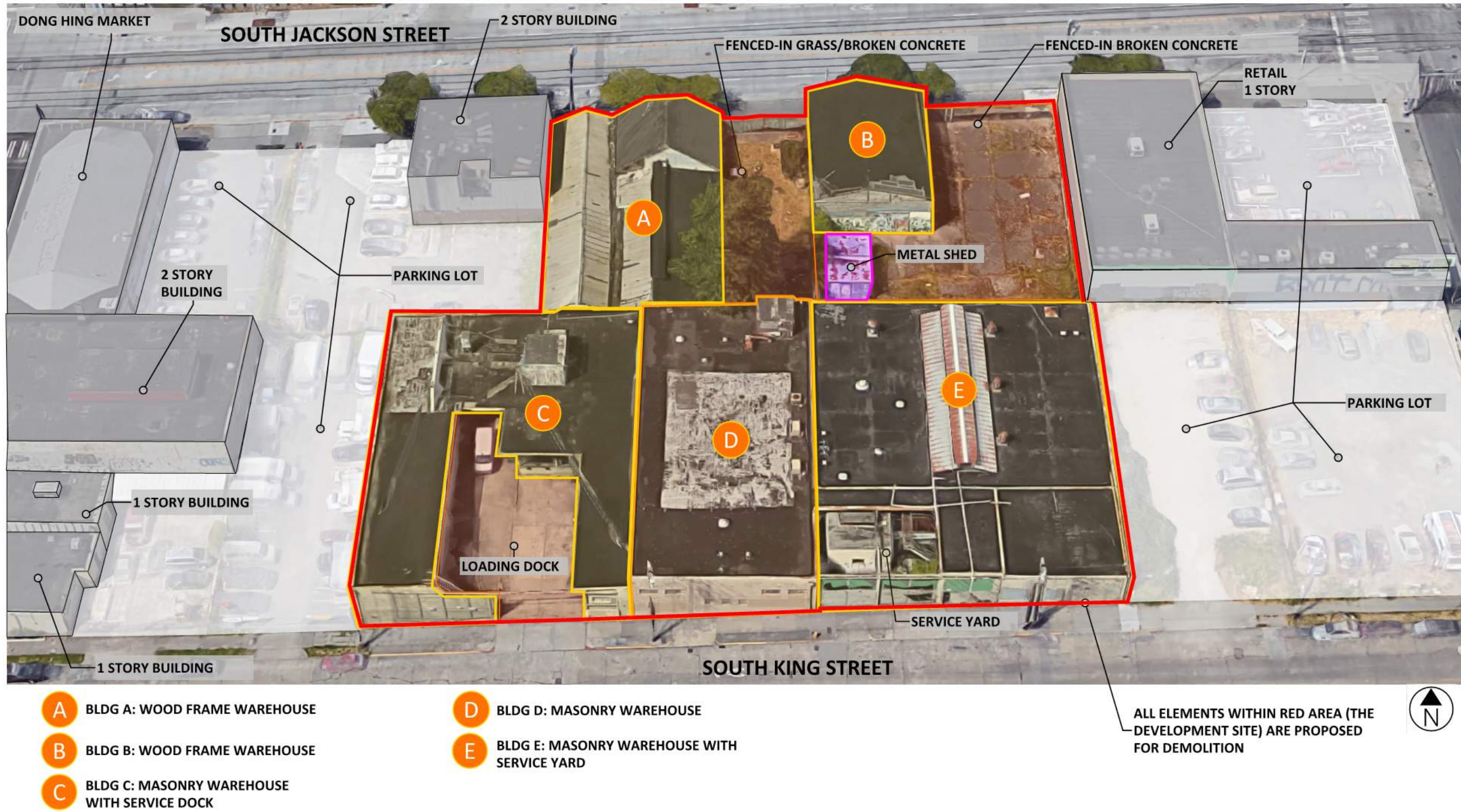
SECTION F



THANK YOU

APPENDIX

EXISTING SITE ANALYSIS



APPENDIX: ARBORIST REPORT



Seattle · Portland · Bend

Project No. TS - 5823

Arborist Report

TO: Lis Soldano, Intracorp

SITE: Acme Farms – 1209 S Jackson St, Seattle, WA 98144

RE: Arborist evaluation of trees on site.

DATE: May 8, 2017

PROJECT ARBORIST: Scott Baker, ASCA Registered Consulting Arborist #414
ISA Board Certified Master Arborist PN-0670B
ISA Qualified Tree Risk Assessor

REVIEWED BY: Haley Galbraith,
ISA Board Certified Master Arborist PN-7512BM
ISA Qualified Tree Risk Assessor

Summary

There are two (2) trees present within the site and four (4) street trees along S Jackson St. One (1) exceptional tree, a Pacific madrone (*Arbutus menziesii*), exists on site. The other tree on site is not regulated. The four street trees are in varying condition and the city may require them to be retained.

Assignment & Scope of Report

This report outlines the site inspection by Scott Baker, RCA, of Tree Solutions, Inc., on February 9, 2017. I was asked to evaluate the trees on site, and to collect information needed for development of the site. The proposed project will conform to Seattle’s Green Streets Program. I was asked to produce an Arborist Report documenting my findings and recommendations.

Detailed information on each tree assessed can be found in Figure 1. A site map and photographs are followed by a glossary and list of references. Limits of assignment can be found in Appendix A. Methods can be found in Appendix B. Additional assumptions and limiting conditions can be found in Appendix C.

Observations

Site

The currently industrial site fronts S Jackson St to the north, and S King St to the south, in the International District neighborhood of Seattle. A mix of old connected structures, mostly warehouse and office buildings, currently exist on site.

Trees

Two trees currently exist on site, one of which qualifies as exceptional per Seattle Director’s Rule 16-2008. The Seattle Department of Construction and Inspections (SDCI) regulated exceptional trees.

Tree 1 is a black cottonwood (*Populus trichocarpa*) that grew from seed in a paved courtyard area. This tree is currently in conflict with the adjacent building and paved areas. Tree 1 is not a candidate for retention if the site is to be redeveloped.

Tree 2 is a Pacific madrone, also a volunteer from seed, growing in the paved courtyard area immediately adjacent to a building wall. The exceptional threshold for this species is 6 inches DSH. Madrone trees can be difficult to retain as they are sensitive to disturbance. This tree grows within the developable area and cannot be feasibly retained with redevelopment of the site.

Figure 1. Tree Inventory

Tree No.	Common Name	Botanical Name	DSH*	Drip Line**	General Health	Excep-tional	Proposed Action	Notes
1	Black cottonwood	<i>Populus trichocarpa</i>	27	Average 17	Good	No	Remove	Volunteer tree in conflict with existing building.
2	Pacific madrone	<i>Arbutus menziessii</i>	8	Average 8	Good	Yes	Remove	Volunteer tree growing against building wall.
A	Cherry	<i>Prunus</i> sp.	9.7	S-13, N-10,E-13, W-13	Good	No	Retain	Nice tree in large planting pit.
B	Cherry	<i>Prunus</i> sp.	9	S-13, N-10,E-15, W-14	Good	No	Retain	Nice tree in large planting pit.
C	Cherry	<i>Prunus</i> sp.	12.5	S-14, N-14,E-16, W-17	Good	No	Retain	Nice tree in large planting pit.
D	Cherry	<i>Prunus</i> sp.	3.5,3.5	S-10, N-6, E-13, W-8	Fair	No	Retain or Replace	Damaged base, weak canopy. Possible replacement.

*Diameter at standard height (inches) was measured 54-inches above average grade

**Drip line (feet) was measured from the center of the trunk to the outermost limits of the canopy as noted

Discussion

The trees within the site will require removal to accommodate proposed development of the site. Only tree 2 will require permission from SDCI. Although this is an exceptional tree, its location within the buildable area should allow for the tree to be removed.

The street trees along S Jackson St, referred to as A through D, are planted in large tree pits in the sidewalk. According to the Seattle Department of Transportation (SDOT) street tree map, they are maintained by SDOT. All but tree D were in good condition at the time of my inspection. The same species has been planted elsewhere along the block. These can likely be incorporated into any improvements in the S Jackson St landscape.

APPENDIX: ARBORIST REPORT

Generally, the SDOT requires that existing street trees be retained. In this case, with the Green Streets Program, SDOT might allow the weakest of the four (tree D) to be replaced.

Recommendations

- Obtain permission from SDCI to remove tree 2, then remove trees 1 and 2.
- Consider replacing tree D with a new tree if SDOT allows for this.

Site Map



Figure 2: Site aerial showing all of the trees (Source: Google Maps)

Photographs



Photo 1: The site looking south with trees noted (Source: Google Maps Street View)

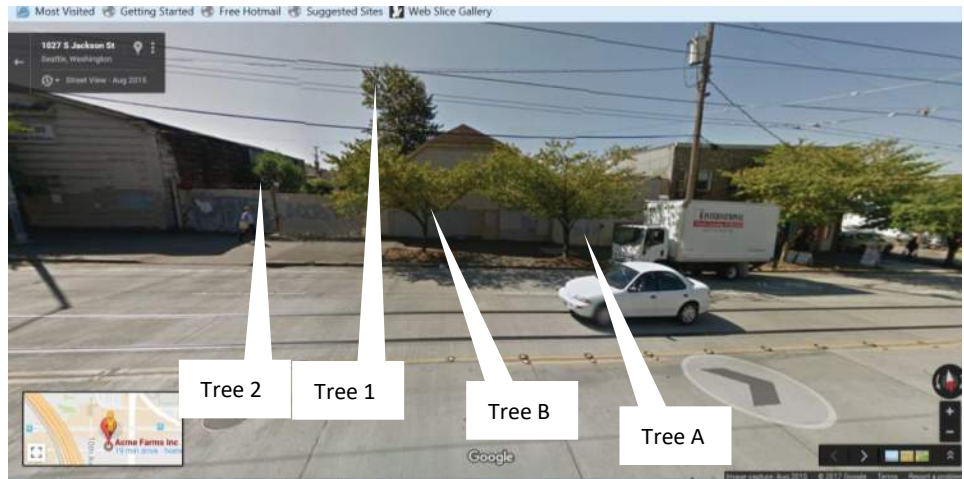


Photo 2: The site looking south with trees noted (Source: Google Maps Street View)

Appendix A - Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the soils on site should be obtained by a qualified professional if an additional understanding of site characteristics is needed to make an informed decision.

Appendix B - Methods

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which trees produce in reaction to weak spots or areas of mechanical stress. Trees react to mechanical and physiological stresses by growing more vigorously to reinforce weak areas, while depriving less stressed parts (Mattheck & Breloer 1994). Understanding uniform stress allows me to make informed judgments about the condition of a tree.

I measured the diameter at standard height (DSH) of each tree, typically at 54 inches above average grade. If a tree had multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by using the method defined in the Director’s Rule 16-2008.

Tree health considers crown indicators including foliar density, size, color, stem shoot extensions, decay, and damage. We have adapted our ratings based on the Purdue University Extension Formula Values for health condition. These values are a general representation used to assist in arborists in assigning ratings. Tree health needs to be evaluated on an individual basis and may not always fall entirely into a single category, however, I assigned a single condition rating for ease of clarity.

Excellent

Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

Good

Imperfect canopy density in few parts of the tree, up to 10 percent of the canopy. Normal to less than ¾ of typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist they are controllable or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

Fair

Crown decline and dieback up to 30 percent of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop is clearly visible. Obvious signs of pest problems contributing to a lesser condition. Control might be possible. I found some decay areas in the main stem and branches. Below average safe useful life expectancy

Poor

Lacking full crown, more than 50 percent decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

Tree health condition ratings have been adapted from the Purdue University Extension bulletin FNR-473-W - Tree Appraisal

Appendix C - Assumptions & Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. All photographs included in this report were taken by Tree Solutions Inc. during the documented site visit, unless otherwise noted.
9. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
10. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
11. Loss or alteration of any part of this agreement invalidates the entire report.

Glossary

codominant stems: stems or branches of nearly equal diameter, often weakly attached (Matheny *et al.* 1998)
crown/canopy: the aboveground portions of a tree (Lilly 2001)
DSH: diameter at standard height; the diameter of the trunk measured 54 inches (4.5 feet) above average grade (Matheny *et al.* 1998)
ISA: International Society of Arboriculture
included bark: bark that becomes embedded in a crotch between branch and trunk or between codominant stems and causes a weak structure (Lilly 2001)
structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

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